

Best House Plans

Complete blueprints
for home building
immediately available

by 14 famous
architects

A wide selection of beautiful homes in popular styles: ranch houses, ramblers, colonial houses, expandable houses, and the new, economical split-level homes.

These houses, designed by leading architects in the small-home field, incorporate all the latest features for modern living and come in practical sizes, for every climate, every income.



Above: 3-4 Bedroom House (No. H 3514)

Below: 3 Bedroom House on 2 Levels (No. H 3513)



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BOOKS

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For any architect's design you choose for your new home, Archway Press has arranged to supply immediately sets of working drawing-blueprints, together with a description of necessary materials. Get everything you need quickly, in blueprint form, to show your builder (or architect) as a guide to give you the home you've always wanted. These working drawing-blueprints will enable any experienced contractor to build your house directly from these detailed scale plans. *Use order form on last text page for quick service!*

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Detailed plans for each floor, including future second floor plan for all $1\frac{1}{2}$ story houses.

Four Elevations

A blueprint picture to show you exactly what your house will look like. Views of all four sides.

Miscellaneous Drawings

Cross sections showing structural details and plumbing system.

Specifications

Description of materials on FHA government approved forms showing standards of quality. *Important if you want a mortgage.*

**For instructions on how to order
your blueprints see last text page.**

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Archway Press, Inc., *House Plan Headquarters*, also publish regularly RANCH HOMES FOR TODAY, NEW HOMES, YOUR NEW HOME, HOUSE PLAN DIGEST, and BEAUTIFUL RANCH HOMES. All these publications contain *architect-designed* plans only.



What is an Architect?

When you build a house, you need an architect's plan every bit as much as you need a doctor's advice when you're sick. The physician takes care of your present health. The architect, however, safeguards and assures the whole future well-being and happiness of you and your family. If you are an intelligent person you will neither put yourself into the hands of a quack nor start building a house without the plans of a registered architect. Do one or the other and you'll regret it—after it is too late.

A physician and an architect actually have much in common. Both of them start out with long years of costly studies in many different fields, followed by a period of strenuous practical training. Both of them have to pass rigid examinations before they are licensed to practice and may "hang out their shingle"; both are bound not only by legal considerations but also by the strict and proud standards of their particular professions. And both must keep the ideal of human happiness eternally in their minds.

After a man receives his diploma as an R.A. ("Registered Architect"), you may be sure he has the knowledge his profession requires, and that he feels distinct responsibility towards you.

It goes without saying that today's architect is particularly concerned with our changing living habits, with the easing of arduous household tasks by modern kitchen planning, by labor-saving devices, new color schemes, simplified homekeeping, space-saving furniture, and by all those little new things which increase the pleasure of modern family living.

From the technical standpoint the architect is experienced not only in complicated structural mathematics but also in the various building codes. He has studied architectural proportions throughout the ages and schooled his eye in classical beauty. He must be an expert on insulation, climate control, plumbing, lighting and heating. His knowledge encompasses an ever-increasing variety of natural and man-made materials and their usages together with the latest construction techniques, of community planning as well as of landscaping, of labor practices as well as of modern living requirements. But more than anything else your architect must know what every step costs: what to save in a plan and what, if need be, can be sacrificed to save costs but keeping intact the beauty, the livability, the comfort, the structural soundness, and all the other necessary and interrelated qualities of a house.

All of the registered architect's enormous experience is focussed and incorporated in the few sheets of blueprints which are the passport to your new home. Considering what he puts into them and what you'll get out of them, their small cost is one of the wonders of our age.

THE PUBLISHERS

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Expandable houses may be found under various headings.

To help you estimate costs, the houses in general are arranged according to size by square foot area. This includes all living space, but not porches, garages, etc. unless specified. Overall dimensions are marked so that you can tell at a glance whether the house of your choice will fit on your lot.

A Roof Over Your Head

Houses grow from the inside out. In choosing the house that will give you the most in living, you should look at the plan first—look at many plans—and then consider your exterior. For many years to come, the plan of the house in which you live—the size of the rooms, the arrangement of living area, storage space, planning for windows—all these will be factors that insure your happiness with your home. It's a kind of insurance that is as important as fire and theft.

Each home pictured in *Best Home Plans* was designed for a family, or for many families, with maximum use made of the square foot area available. These architect-designed houses give you much more in luxury per square foot, at a lower cost, than ordinary, mass-produced stock plans. For instance, 1,000 square feet of living area is about the minimum for a three-bedroom ranch home. With an architect-designed plan, you can have a second bathroom, or a huge living-dining area, or a super kitchen or extra-spacious closets for homemaking ease, as well as the three bedrooms that you need, and all within your price range.

Good Design Pays

It's cheaper to build a house that is architect-designed, too. You have the advantages of built-in economies that may not at once be apparent. You may have, for example, kitchen and bathroom plumbing back-to-back, which in itself may be enough of a saving to provide for a much-desired washing machine. Standard windows cleverly combined can provide large glass areas, as handsome as any luxury picture windows, without breaking your pocketbook. The use of standard lumber lengths, as planned in these houses, is easy on your budget, too.

An architect's bonus of economy and liveability is part of every plan in this book, from the smallest honeymoon cottage to the mansion-sized luxury house. Because architect-designed homes are so much more practical than run-of-the-mill plans, they are time and money savers in every building bracket.

Building Costs

Many readers have asked us about building costs. Such costs vary greatly from one section of the country to another; only your on-the-spot expert: builder, contractor, materials dealer, etc. can give you exact information of this kind. Costs at present can be said to range between \$10-\$15 per square foot, excluding land, and depending on the quality of materials and labor used, and on prices in your

own area. If you do all or part of your own building (as so many families do today, with experts called in only where needed) these figures may be reduced somewhat. Many readers ask if they can see a house already built in their neighborhood and while this could be of help in finding out about costs, etc., every man's home is his castle, and without specific permission of the owner we cannot give out such information.

You and Your Site

The site you have selected plays an important part in choosing your plan, but there is no need to give up the house of your dreams simply because a wonderful plan would fit better on your lot if it were reversed, that is, with the living room to the left instead of the right, etc. All of our plans can be furnished in such reversed form if you so specify. We then supply one set of regular blueprints for the lettering and figures and all other sets with sides mechanically reversed as in a mirror. Your builder or contractor will find these entirely practical and the resulting economy is passed on to you, with no extra charge for this service.

Blueprint Changes

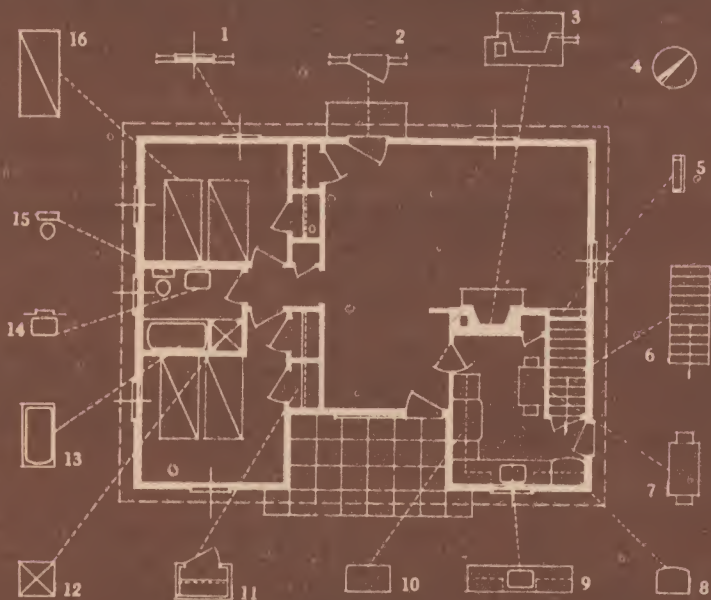
Sometimes blueprints may be adapted easily to suit your own individual requirements; add or subtract a fireplace, utility room instead of basement or

vice versa, brick or stone instead of siding for the exterior, add or remove a garage. Most experts agree that these and other such changes are most easily made locally where the individual problem can be studied, discussed and solved just as you want it. Using the Blueprints and Outline Specifications you receive as a starting point, your contractor can make changes in dimensions easily and more cheaply than if your plan had to be drawn from scratch. But before you consider major alterations, why not look through our other plan books (*see the inside back cover*). You are sure to find exactly what you want among our many plans.

With each set of blueprints, we furnish the outline specifications mentioned above. These are the F.H.A. form 2005, filled out by the architects containing specifications for quality standards for many important materials. These sheets should be used as the basis for a contract with your builder or contractor. They also enable you to get financing for your house at the lowest possible rate. Using the blueprints and outline specifications, your contractor or material dealer will be able to draw complete material lists for a precise determination of costs. Material lists drawn up in this way are in your best interests, since they enable you to take advantage of those materials which are most economical in your area, and eliminate from the start any materials which are hard to find and expensive.

3

Key to the plans in this book



- | | | | |
|------------------------------|--------------------------------|---------------------------|----------------------------------|
| 1 Window | 5 Built-in Book Cases | 9 Sink and Cabinets | 13 Bathtub |
| 2 Door and Swing | 6 Stairs with Direction Arrow | 10 Kitchen Range | 14 Lavatory and Medicine Cabinet |
| 3 Fireplace, Hearth, Flue | 7 Kitchen Dining Table, Chairs | 11 Closet, Shelf and Pole | 15 Water Closet |
| 4 Northpoint for Orientation | 8 Refrigerator | 12 Built-in Shower | 16 Bed |

Abbreviations used

C, CLOS, CL	Closets
LIN	Linen Closet
B	Bathroom
L or LAV	Lavatory
DN	Downstairs
REF	Refrigerator
STOR	Storage Space
BR	Broom Closet
DRS	Built-in Drawers
SH	Shower
S	Sink
WD	Wood Closet
DR RM	Dressing Room
P	Porch
H	Hall
BKS	Book Shelves
V	Vestibule
R, RAN	Kitchen Range; Stove
PD	Powder Room
SVC	Service Entrance
WM	Washing Machine
HW	Hot Water Storage
HT	Heater
CH	China Closets
DT	Dressing Table



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Flexible Living Accommodated

PLAN NO. H5249

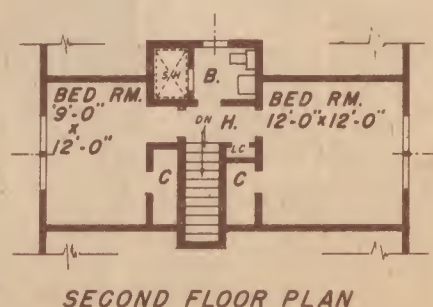
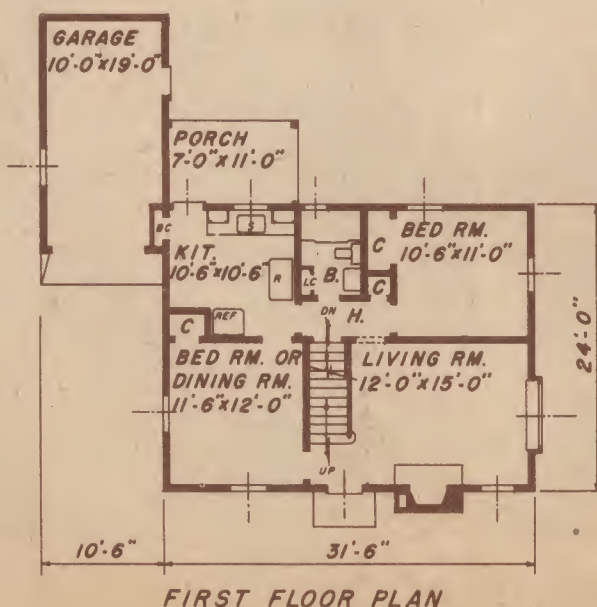
Here is a house that gives you just what you need. It's a two-story plan if you need three or four bedrooms and want to finish the upstairs at once—a bonus of three more closets and a second bathroom in 440 additional square feet. The front bedroom downstairs could then become a convenient dining room. The living room has an interesting fireplace wall and a comfortable, old-fashioned cushioned seat at the window bay. The kitchen is a pleasant, efficient square, and opens to a back porch shielded by the

garage for summer meals outdoors. This would be a perfect home for a honeymoon couple who want a home right now, and plenty of expansion to look forward to in the future. Build it on a 40' lot without the garage, or, just as it's pictured, it would fit a 50' one comfortably.

Overall Dimensions: 31'6" x 24' excl. gar.

Square Feet: 756 (1st floor).

Architect: William G. Chirgotis.





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When Your Plot is Small

PLAN NO. H5205

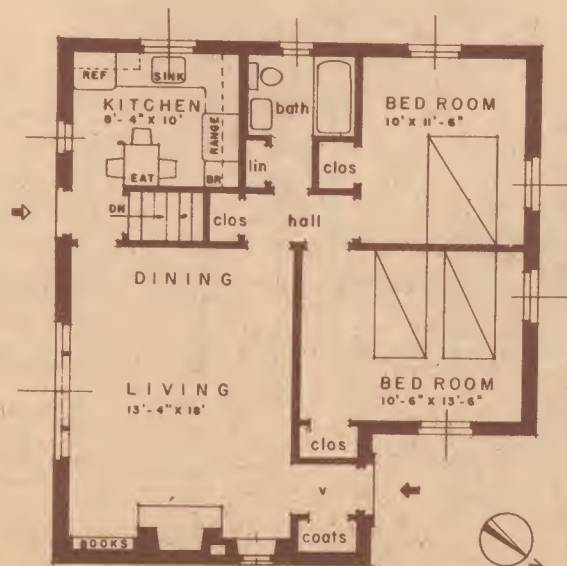
Not enough land? Here is a house that could fit on a plot only 40 feet wide. Yet the 8-foot projection forming vestibule-entrance to the side of the living room gives this home far more character than is usually expected of a house of minimum size. Inspired by the lovely little cottages of Kent and Cotswold, the gable end of the bedroom was finished in rough-sawn, darkstained boards. The interior of this house is designed for the fullest economy of space,

yet allows for a convenient rear vestibule separating the kitchen from the dining space. The front hall is kept small to permit extra space in the living room. Installation dollars are saved by locating the bathroom directly behind the kitchen so as to utilize the same basic plumbing.

Overall Dimensions: 29' x 32'.

Square Feet: 790.

Architect: John S. Burrows, Jr.





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Just for Your Family

PLAN NO. H52481

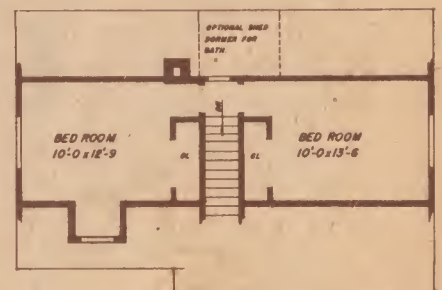
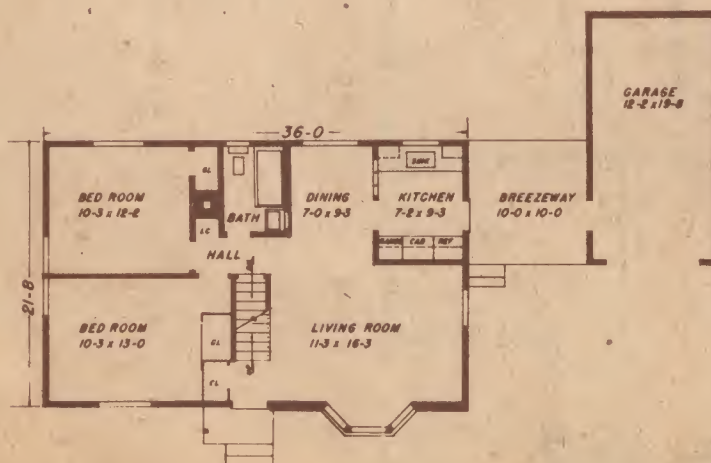
There's maximum good living for any family in this practical house, suitable (without the garage) for a 50' lot. Yet it's anything but a "little" house. Just a glance will show many of the features that make this house so charmingly livable, for today and the future. The living room has an attractive bay window and a second exposure. Each of the bedrooms has two

exposures and large closets, and the streamlined kitchen is completely separated from the dining ell. Upstairs, there are two more bedrooms planned and super storage to go with them.

Overall Dimensions: 36' x 21'8".

Square Feet: 780 (1st floor); 370 (2nd floor).

Architect: Alfred H. Ryder.





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Skillfully Planned to Expand

Here is a minimum house where every inch counts, designed to grow with you and your family. A handsome modern look sparks the exterior, with vertical siding contrasting with shingles. The convenience of a covered entry is important, and the overhang here shields not only the front door but shades the living room picture window as well. Through the smart modern door there's a perfect vestibule to shield the living room. The kitchen is unusual for a house of this size, with efficient U-shaped space separated by a waist-high counter

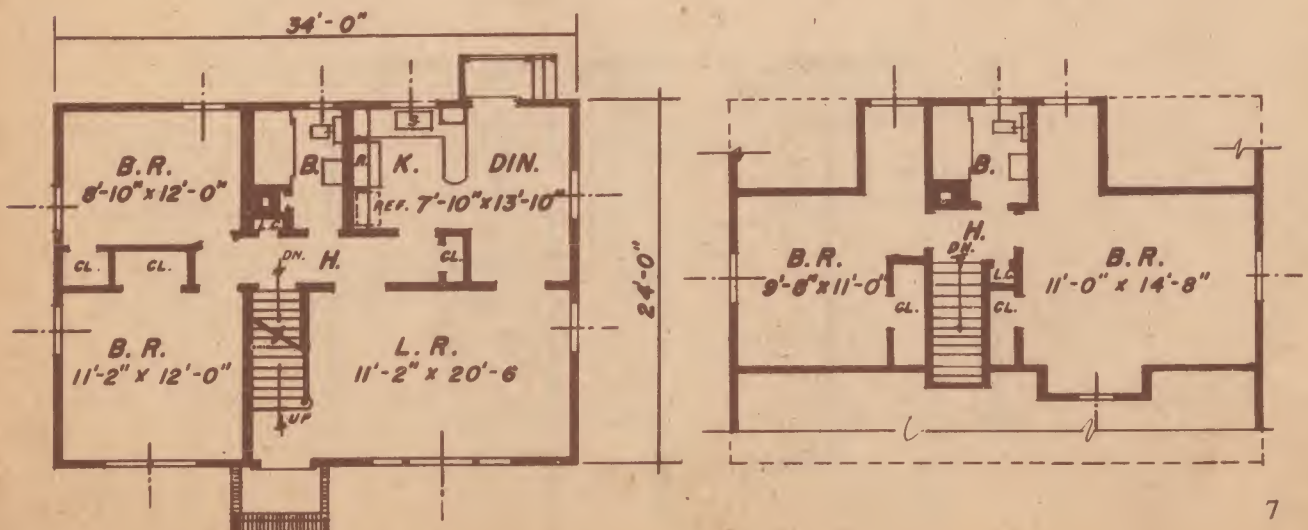
from the dining area. Roll down that new bamboo curtain for complete dining privacy. Cross ventilation conditions both bedrooms, and when your family grows, you'll appreciate the charming dormer bedrooms and second bathroom upstairs. Here is a house where you'll live well today, with an eye on the future.

PLAN NO. H3501

Overall Dimensions: 34' x 24'.

Square Feet: 816 (1st floor).

Architect: William G. Chirgotis.





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Compact Comfort and Charm

PLAN NO. H5206

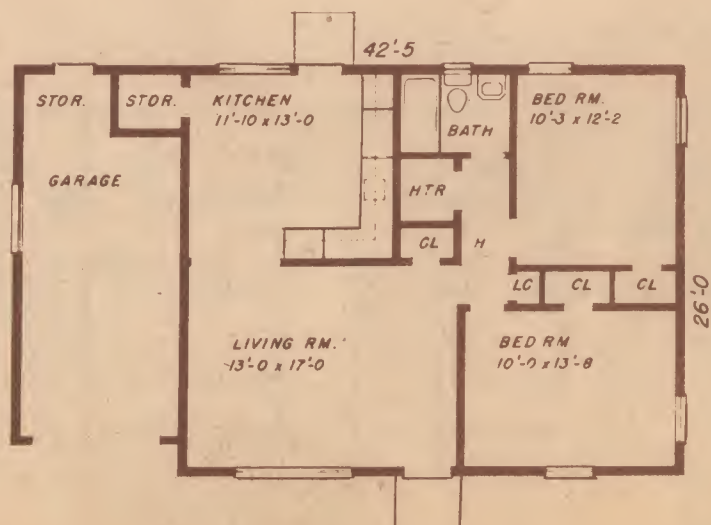
Here is a plan that spells home to a honeymoon couple or a young family. It's a 2 bedroom house of the kind that could fit comfortably into any neighborhood. You walk into a large living room, with plenty of space planned for a formal dining area, although the kitchen glimpsed at the back, has its own breakfast and supper nook under the wide window. Storage throughout is excellent, with a pantry or storeroom off the kitchen and also at

the back of the garage. The utility room and bath back up against the kitchen for economy. The two bedrooms, each large enough for twin beds, share a wall of closets. Small though it is, there's nothing missing for many years of good, gracious living.

Overall Dimensions: 42'5" x 26'.

Square Feet: 827.

Architect: Herbert C. Struppmann.





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Space Problems Solved

Small enough for a 40' lot, this charming rambler has an air of spaciousness both outside and in. Privacy is assured for the living room with its wide picture window by the covered porch at the front. There are large closets in each of the three bedrooms and a closet wall between the two at the back for maximum storage efficiency and economy. The kitchen's a compact, cheerful room, and there's the feeling of a rear vestibule with the cellar stairs so convenient to the back door. A dining table seems to fit

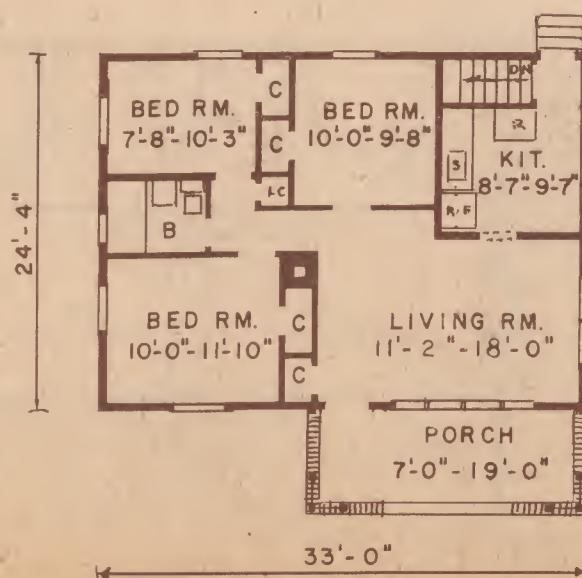
perfectly under the side windows in the living room for easy serving from the kitchen. The small bedroom could be furnished as a study with a studio bed-couch, perfect, too, for a guest room. This compact plan makes housekeeping easy and proves that building on a budget can be fun.

Overall Dimensions: 33' x 24'4".

Square Feet: 802.

Architect: William G. Chirgotis.

PLAN NO. H3285





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Plenty of Comfort

PLAN NO. H52483

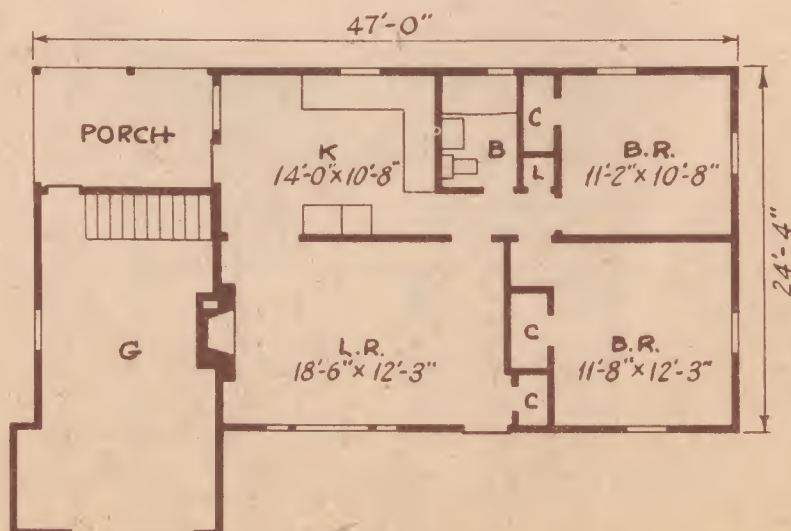
Comfort is stressed in this compact and convenient two-bedroom house. Informal touches add charm: the weathervane, the off-center garage, in white siding, and the shuttered door for hospitable welcome. Inside, the plan is for maximum living. A handsome fireplace gives cheery welcome in the living room, and there's an archway to the dining alcove which can be screened for privacy from the

kitchen. A wide window and a door open to the shielded porch for pleasant summer evenings. And note the saving in precious inside floor space, with the cellar stairs conveniently placed in the garage.

Overall Dimensions: 47' x 24'4".

Square Feet: 840.

Architect: Norris F. Prentice.





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Every Inch for Good Living

PLAN NO. H3502

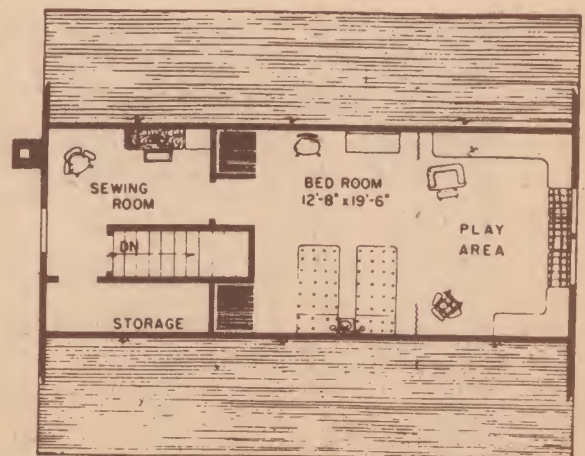
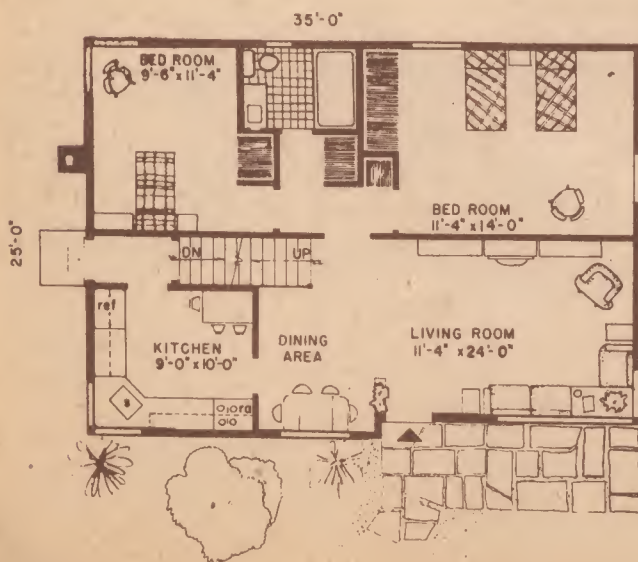
There's something friendly about this compact home. The covered overhang at the front door, the awning windows, the charm of colorful flower pots and window boxes, and the gracious picture window, all contribute to this indefinable quality that spells hospitality. This is a home to be lived in—right now when you need only two bedrooms and best of all in the future, when the upstairs can be finished to give a wonderful junior suite of bedroom and playroom, plus a work room for mother. The living-

dining area, 24' long, is an exciting bonus. Corner windows highlight work areas in the spacious kitchen, and the two bedrooms and bath at the back are grouped around a minimum hall to save every possible inch of living space. There's even a back vestibule to the cellar steps, an expensive house feature, adapted here.

Overall Dimensions: 35' x 25'.

Square Feet: 859.

Architect: Samuel Paul.





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Space to Grow In

PLAN NO. H52484

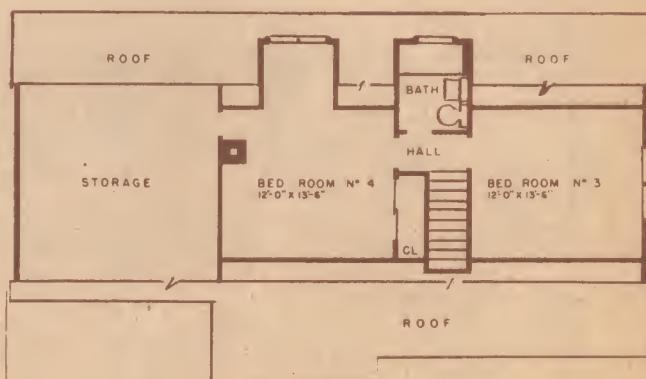
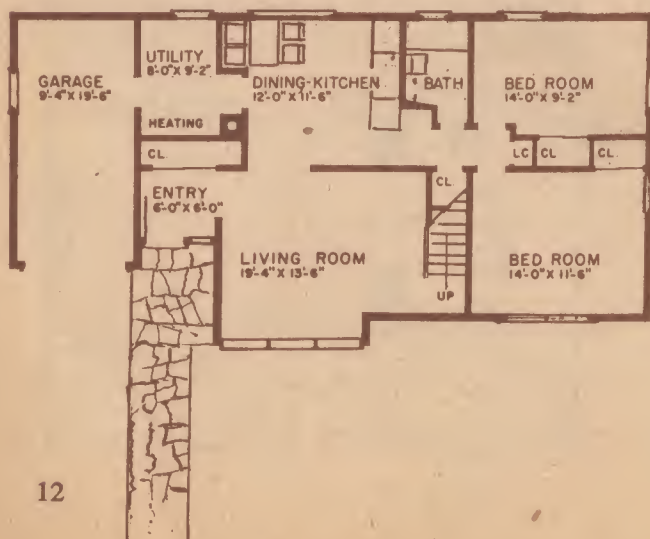
A perfect house for a young couple with a family future ahead of them is this expansion house of distinction. A tremendous picture window over the front garden highlights the living room. A neat entry hall (with an 8' closet) makes this area seem larger. There's a utility room and radiant heating is planned for, thus saving the cost of a basement at no loss in comfort. Downstairs there are two bedrooms, and

upstairs, the attic "expands" to make two more large bedrooms and a future second bath. Entertaining note: the kitchen has a dining alcove with built-in banquette, or, decorate a dining corner in the living room.

Overall Dimensions: 50' x 26', incl. gar.

Square Feet: 924 (1st floor); 333 (2nd floor).

Architect: Caleb Hornbostel & Assoc.



EXPANSION ATTIC PLAN



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King-Sized Kitchen

That's, no mistake, there's almost 19' of kitchen-dining area, with a picture window wall running almost the full length. In addition there's a pass-through to the living room corner where company meals are served, in this charming traditional room, highlighted by another picture window overlooking the front garden. This house has an economical heater room, too, thus dispensing with the need for a full basement. A short hall leads to the three bed-

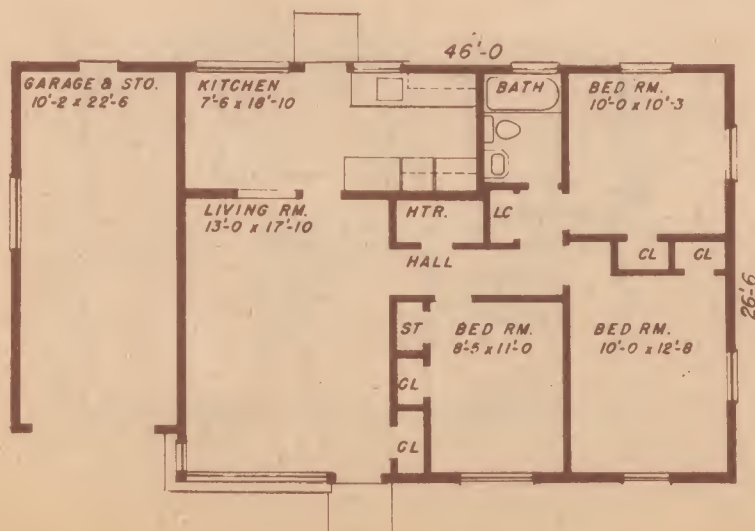
rooms, each bright and airy, and well supplied with closets. The attached garage makes the house seem larger than it is, and its recessed roof line adds interest to the exterior. Another plus feature—extra storage space at the back here.

PLAN NO. H5211

Overall Dimensions: 46' x 26'6".

Square Feet: 940.

Architect: Herbert C. Struppmann.





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Picture Window Corner

PLAN NO. H52355

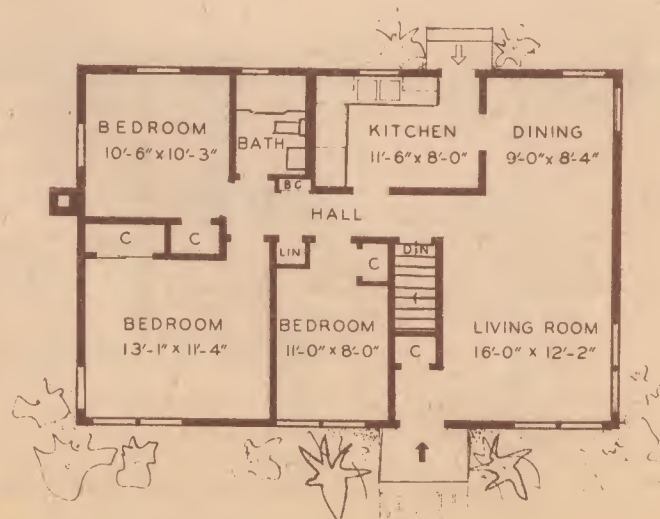
One of the features most in demand today is the picture window, and here you have a living room with windows that invite the outdoors in on two sides, and corner windows at the dining area in back for cheery meals, family and formal. There's breakfast space in the kitchen, too, and easy access for terrace meals from the back door. Three breezy bedrooms, grouped around the bath, accommodate

the family. The smaller bedroom could double as a study, or a private office (just cut a door in from the foyer). Outside, there's a clean, modern look, and the charm of flower boxes and low planting, too.

Overall Dimensions: 38' x 25'.

Square Feet: 950.

Architect: Alwin Cassens, Jr.





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Homemaker's Delight

PLAN NO. H3503

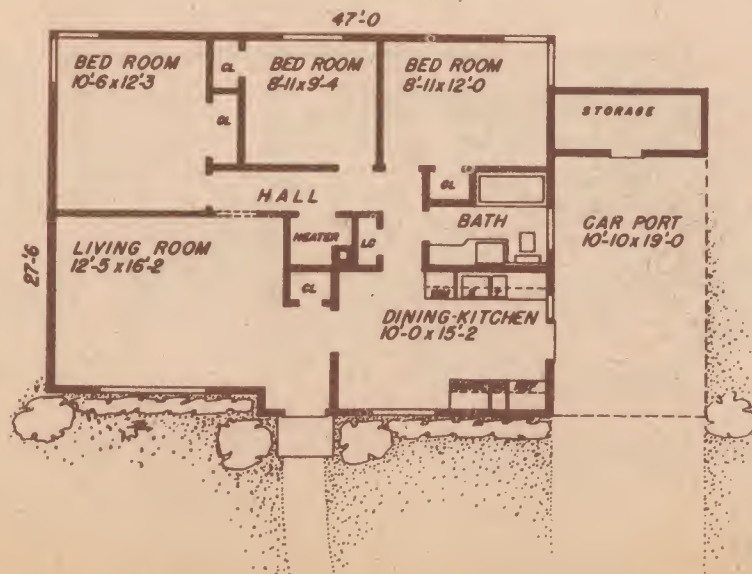
Easy and inexpensive to build, simple to take care of, and charming to behold, here is a three bedroom house that proves the benefits that careful planning can give you. In less than 1000 square feet, you have five and a half ample family rooms and not a step to climb. Super-sized closets and a whole storage room in the garage are featured here. Although there is no center hall, the entry has been cleverly designed so that there's no need to track through the spacious living room to reach any area of the house. The bright, efficient kitchen has a convenient door to the carport (in cooler climates make this a ga-

rage). There's wonderful dining space, right under the window, or for guest dinners, the living room is close at hand and welcoming. For economy, the bath is back to back with the kitchen. Here is a ranch house where every expense has been considered, architect-designed to give you the most for your money. Here is proof positive that if you can afford to rent, you can afford to build this delightful home.

Overall Dimensions: 36'2" x 27'6", excl. carport.

Square Feet: 967.

Architect: Herbert W. Neumann.





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For Bigger and Better Living

PLAN NO. H5270

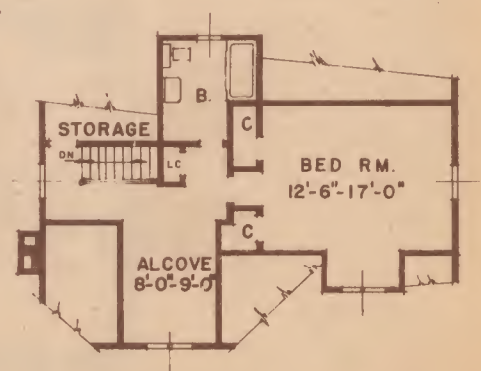
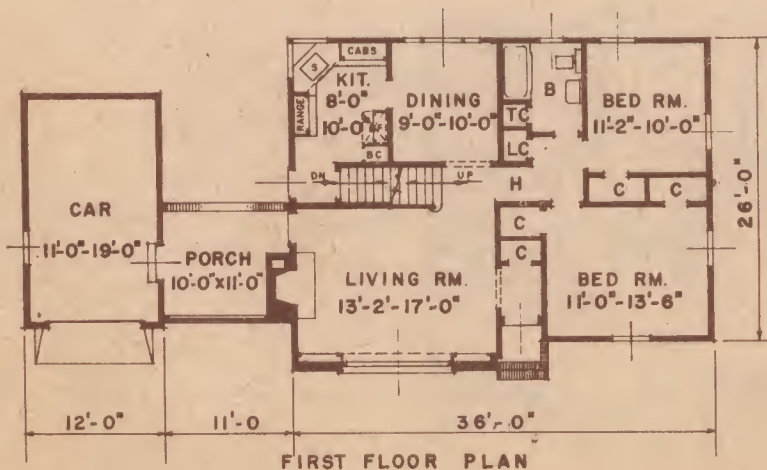
Even if yours is a two-bedroom family, you'll want to finish the unusual upstairs for the master suite. A tremendous bedroom with cross ventilation has two large closets all its own, a "private" bathroom with an extra linen closet and off the stair hall there's a good-sized storage room. The compact alcove would make a perfect rainy day playroom. Downstairs, light and air fill all the rooms, each with two exposures. Note the corner windows in the compact kitchen and the large glass area in the dining room.

The living room too, is large and enjoys extra entertaining space in the enclosed porch at the side. The two bedrooms share a closet wall, with an extra closet for the front chamber, and while there's a spacious linen closet in the hall, a separate towel closet in the bathroom is a practical extra.

Overall Dimensions: 36' x 26' (excl. por. and gar.).

Square Feet: 976 (1st floor).

Architect: William G. Chirgotis.





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Honeymoon Expansion House

PLAN NO. H3504

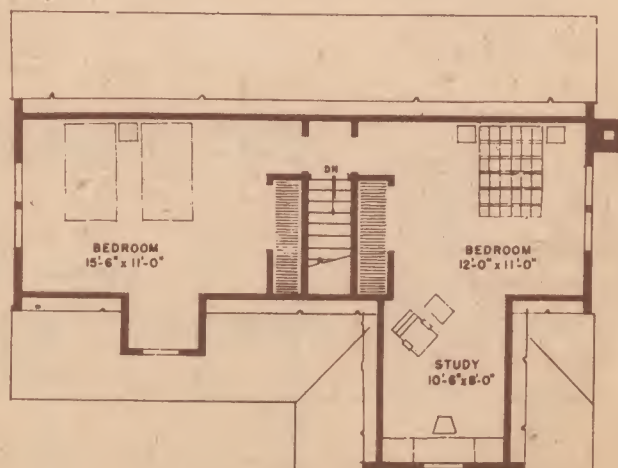
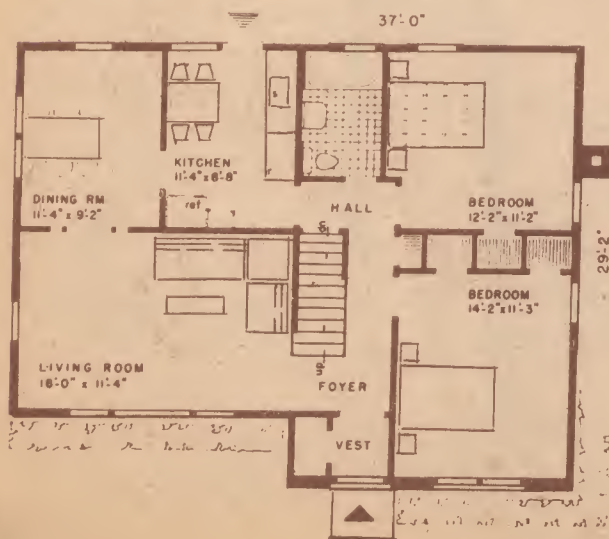
Every wonderful feature for good living is compactly planned here. There is the practical convenience of a center hall although there are less than 1000 square feet on the first floor. On one side, a handsome living room lends itself to unusual furniture arrangement, and at the back, there is a real dining room for formal entertaining. Don't miss the sunny breakfast nook in the efficient kitchen. Two good-sized bedrooms, each with two exposures, share a closet wall. And notice how convenient the bath-

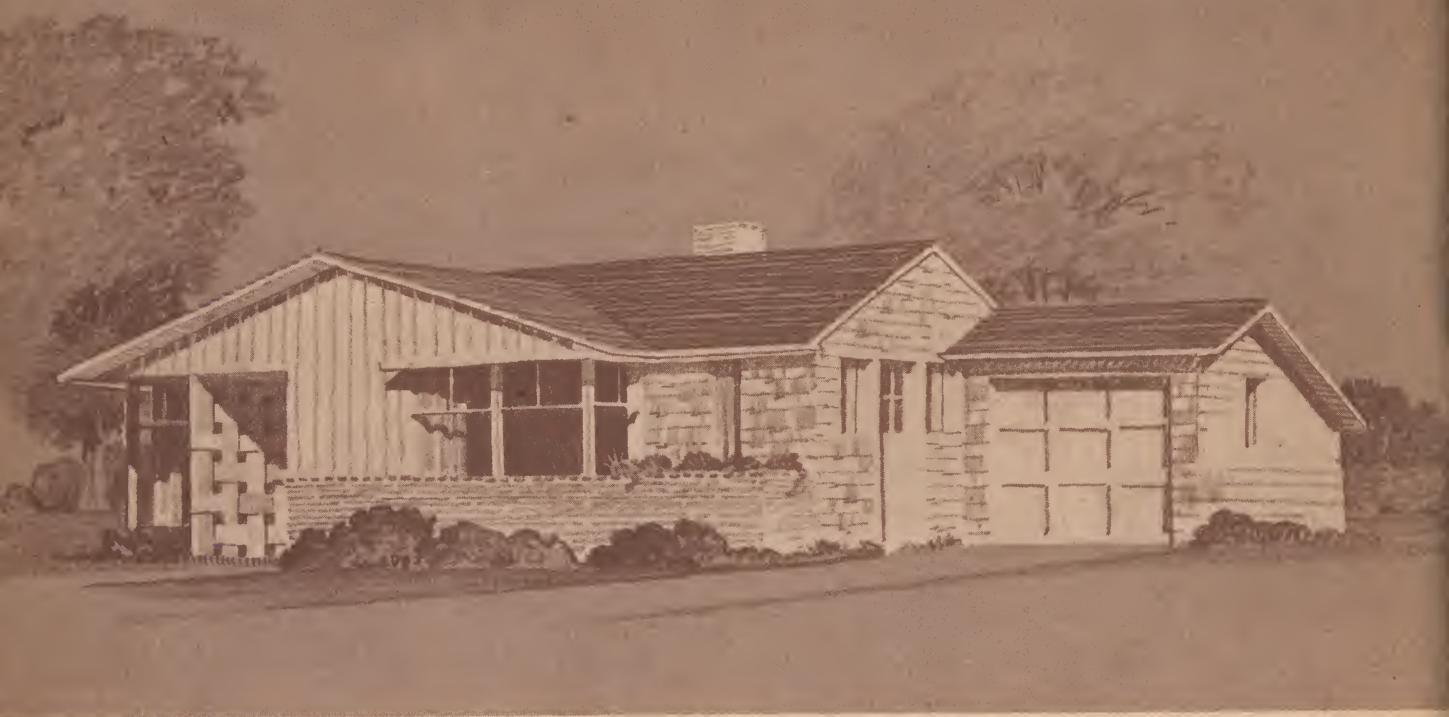
room is to all areas. When the family grows, upstairs there'll be two more large bedrooms, one with a charming dormered study that would make a wonderful playroom, too. This house has an individuality that it would be hard to match even in higher brackets.

Overall Dimensions: 37' x 29'2".

Square Feet: 981 (1st floor).

Architect: Samuel Paul.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Warm-Hearted Modern

PLAN NO. H5216

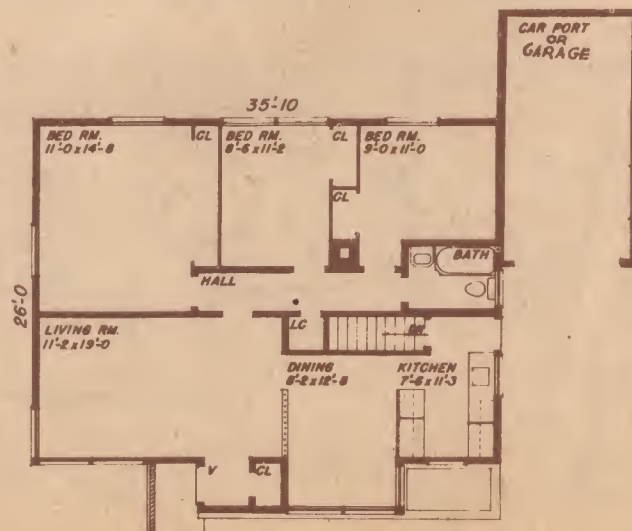
The most ardent traditionalist might find this little modern house heart-warming. The clean lines of the gable, the combination of brick and vertical siding, and little touches like the basket-weave wind-break to the left of the front door, and the planting in the brickwork at the kitchen window—these are some of the charming features of this home. Inside, the plan is up-to-date, too. A vestibule and coat closet at the front door shield the living room from drafts. The dining room has a corner window wall, with a practical overhang outside to shield it from the sun. There is a latticed wall to divide the dining

and living rooms, and a practical pass-through from kitchen to dining room. At the back, each of the 3 bedrooms has unusual closet space—the master bedroom, with cross ventilation, has an entire closet wall, while the other two bedrooms divide a closet wall between them. This is a neat house and represents the best of modern design for traditionally good living.

Overall Dimensions: 35'10" x 27'.

Square Feet: 1,023.

Architect: Herbert C. Struppmann.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Everybody's Favorite

PLAN NO. H5278

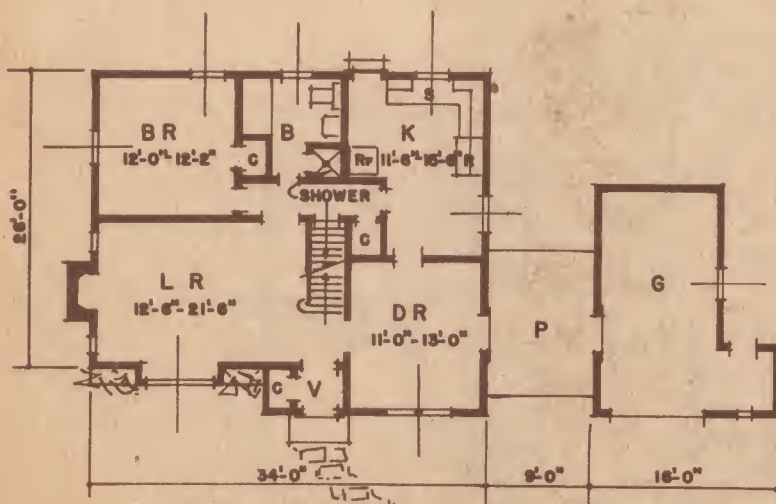
Here is a house that has all the features of modern convenience, with the charming traditional setting that means "home". A large living room, a hospitable dining room, a cheery kitchen, all are important to those people who want to build today for a happy family future. Though the trim exterior has the popular story and a half ranch look, this is really a full two story house, with two tremendous bedrooms upstairs, and ample closet space. The smaller

bedroom has a dressing room alcove, the charming eave above the front door. Downstairs there's another corner bedroom, at the back for privacy, and next to the stall shower and bathroom, a perfect suite for an older member of the family. Here is a house that is truly everybody's favorite.

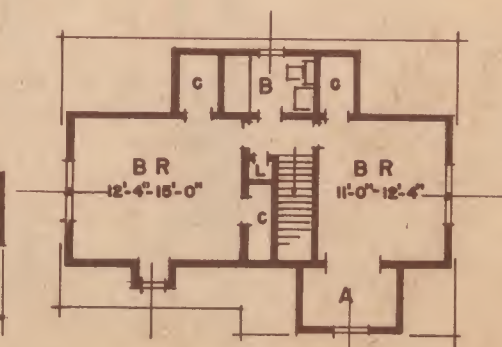
Overall Dimensions: 59' x 26'.

Square Feet: 960 (1st floor); 475 (2nd floor).

Architect: William G. Chirgotis.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ARCHWAY PRESS, 41 W. 47, N. Y. 36

Modern with a Suburban Air

PLAN NO. H3505

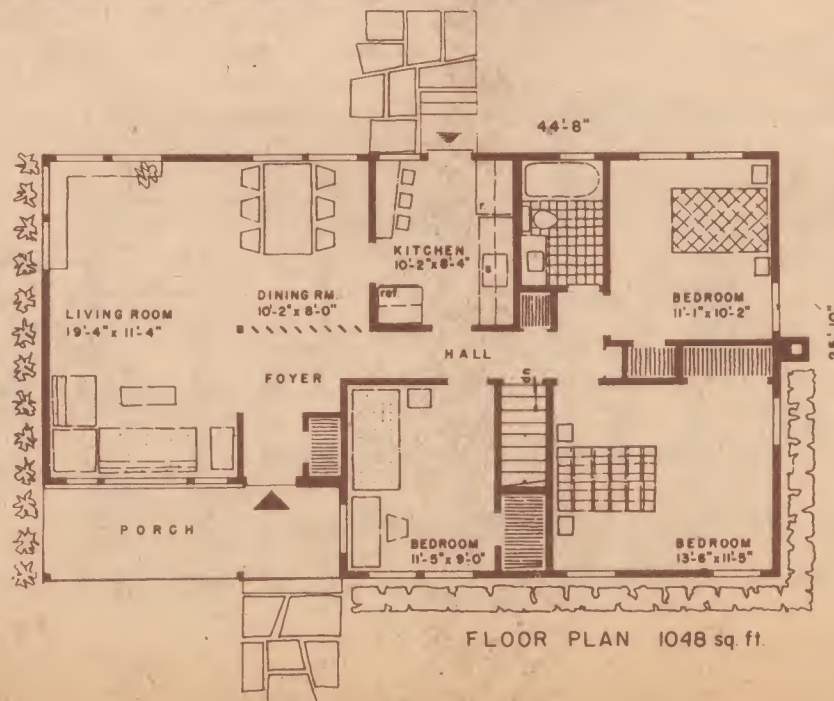
There's something hospitable about this house, from the trim, clean lines of the exterior in shingle enhanced by brick, to the comfortable modern plan within. Note the clever use of a front hall closet and a folding partition to form a foyer that shields the living room and dining room beyond. A snack bar in the well-planned kitchen makes breakfast fun "on-the-run." Three well-planned bedrooms each enjoy two exposures, and fine closets throughout make storage no problem at all. The third bedroom

could double as a study or television room. The expanse of the living-dining area is unusual for a house of this size and with wide windows on three sides, this is proof of the benefits of good, modern planning. Here is a ranch house that is a welcome addition to any neighborhood you choose.

Overall Dimensions: 44' 8" x 25' 10".

Square Feet: 1,048.

Architect: Samuel Paul.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Honey of a Ranch House

PLAN NO. H52511

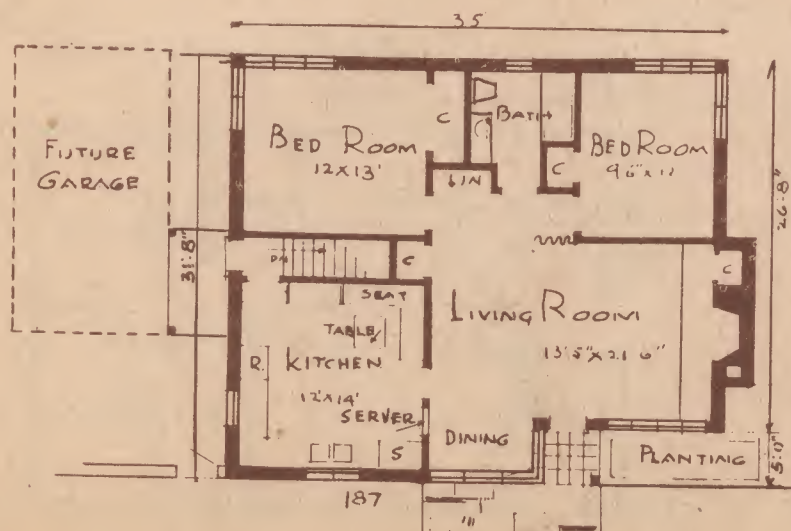
Whether you build it of shingles or siding as shown, or of brick or cement plaster, you'll have a honey of a house when you're through. All on one floor with a full basement and large kitchen, one of the nicest features of this house is the dining alcove overlooking the front entrance porch, a delightful windowed corner. The living room is spacious and the fireplace on one side suggests a cozy seating arrangement at

the end of the room. Two fine bedrooms are at the rear for privacy, well set off from the living area. Though there are lots of luxury touches, this should be an economical house to build because of the simple framing of the structure.

Overall Dimensions: 33' x 31'.

Square Feet: 1,130.

Architect: Paul T. Haagen.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

A Livable Home

PLAN NO. H3506

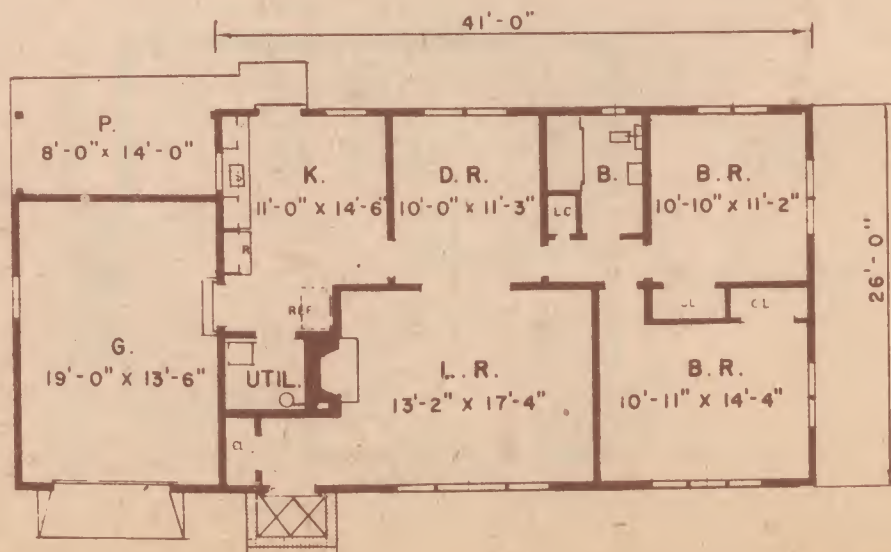
This trim white frame house, with the best ranch look to it, is just made for the small family that want spacious comfort. A covered vestibule protects the living room and seems to add to the size of this well-proportioned room. There's a cheery fireplace and an interesting vista through a lovely picture window. The dining room to the back has a view, too, this time to the garden. Two comfortable bedrooms share a closet wall, and each has two exposures. The dining room could convert to a study-guest room. A prize feature is the kitchen, about

160 square feet of spacesaver efficiency, with a convenient entrance to the garage and a utility room laundry adjoining. This house has no cellar, but instead has a floor furnace, and crawl space under the entire floor. This is a house that the whole family can proudly call home, with a wealth of living, indoors and out.

Overall Dimensions: 41' x 26', excl. gar. & por.

Square Feet: 1,065.

Architect: William G. Chirgotis.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Nantucket Whaler

PLAN NO. H5226

There is more than a nodding acquaintance between the Nantucket whalers' cottages and this barn-red, and white adaptation. The Palladian motif for the big window in the dining gable adds a touch of dignity. The covered porch, which offers protection from the weather between garage and front door, is seen in the sketch through the matching archway. There is no need to go through any room to get to

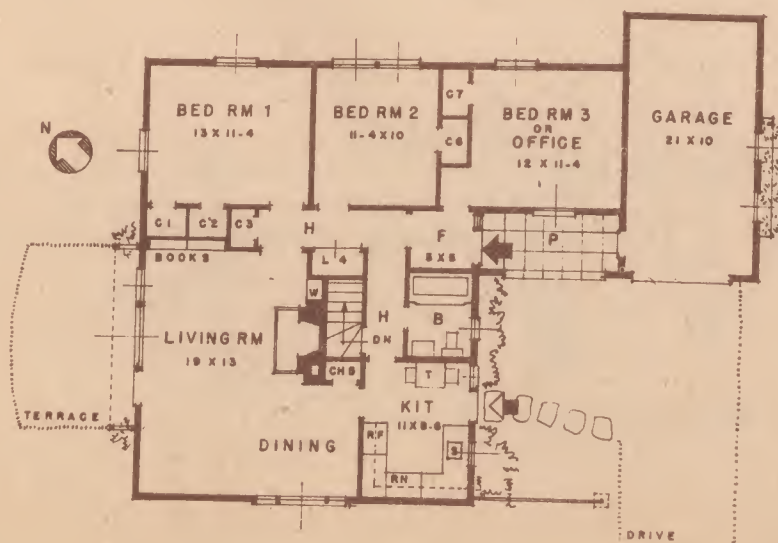
any other. The bathroom is also easily accessible.

Knotty pine panelling, and board and batten doors with black iron hinges, add just the proper Colonial note.

Overall Dimensions 49' x 39'.

Square Feet: 1,080.

Architect: John S. Burrows, Jr.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Starring Terrace Living

PLAN NO. H3507

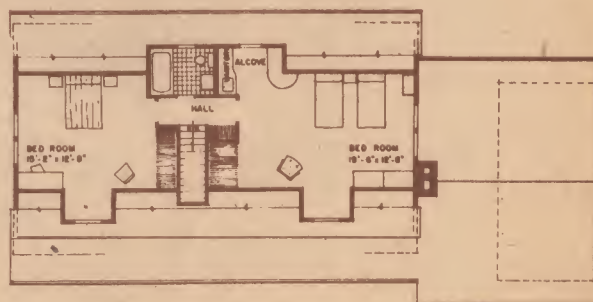
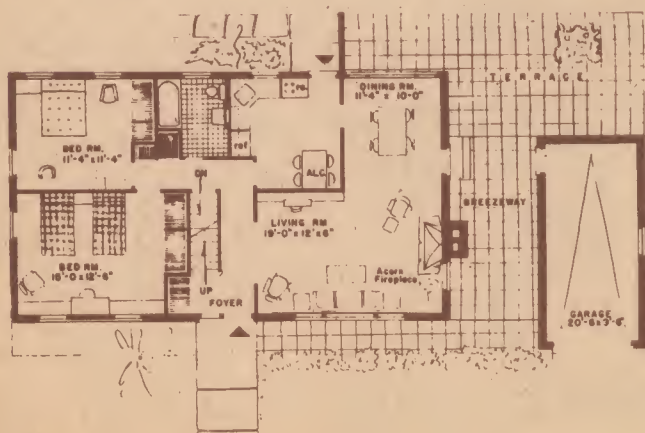
A wealth of exciting new ideas makes this expansion house a dream house come true. The open plan of the living and dining rooms invites unusual furniture arrangements, with the focal point a wonderful, hooded fireplace. In the dining room, a whole wall of windows looks out over the terrace and a convenient door leads out here as well as from the kitchen for maximum outdoor living. The sunny kitchen is a homemaker's joy, and there's a cozy alcove for informal meals. Three big windows in each bedroom brighten the sleeping areas, and built-

ins practically suggest themselves. Upstairs two more bedrooms (and a second bathroom) are planned, the larger chamber almost 20' long, and with a charming dressing room alcove. No doubt about it, inside and out, this house meets the twin tests of practicality and economy, lovely to look at and live in.

Overall Dimensions: 65' x 28'.

Square Feet: 1,155 (1st floor).

Architect: Samuel Paul.



SECOND FLOOR PLAN



ARCHWAY PRESS, 41 W. 47, N. Y. 36

Ranch House for Contentment

PLAN NO. H52380

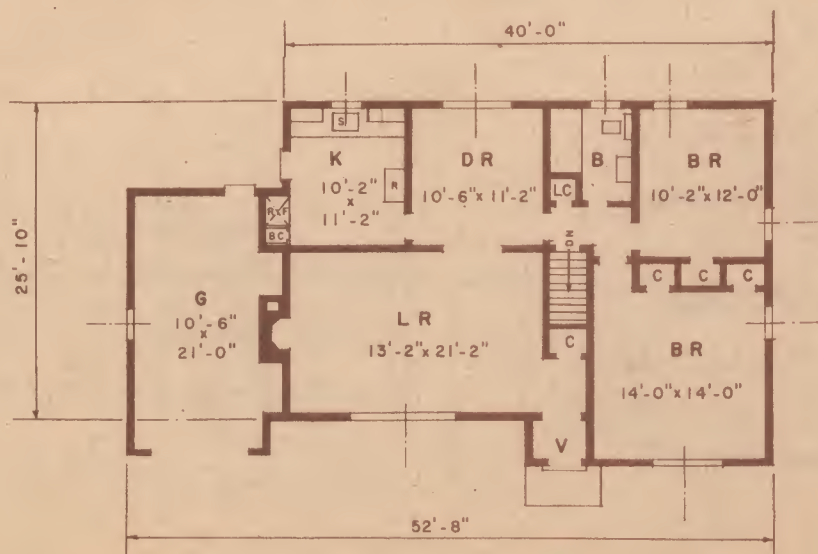
There are wonderfully individual touches that will make this cozy ranch house yours: a cheerful, wrought iron light over the panelled front door, and the full length shutters, the dove-cote in the gable, the decorative slanted supports framing the living room picture window, all add charm and promise contentment within. The interior vestibule protects the living room from drafts and muddy carpets. A fine fireplace suggests imaginative furniture groupings, and a real dining room, with a wide

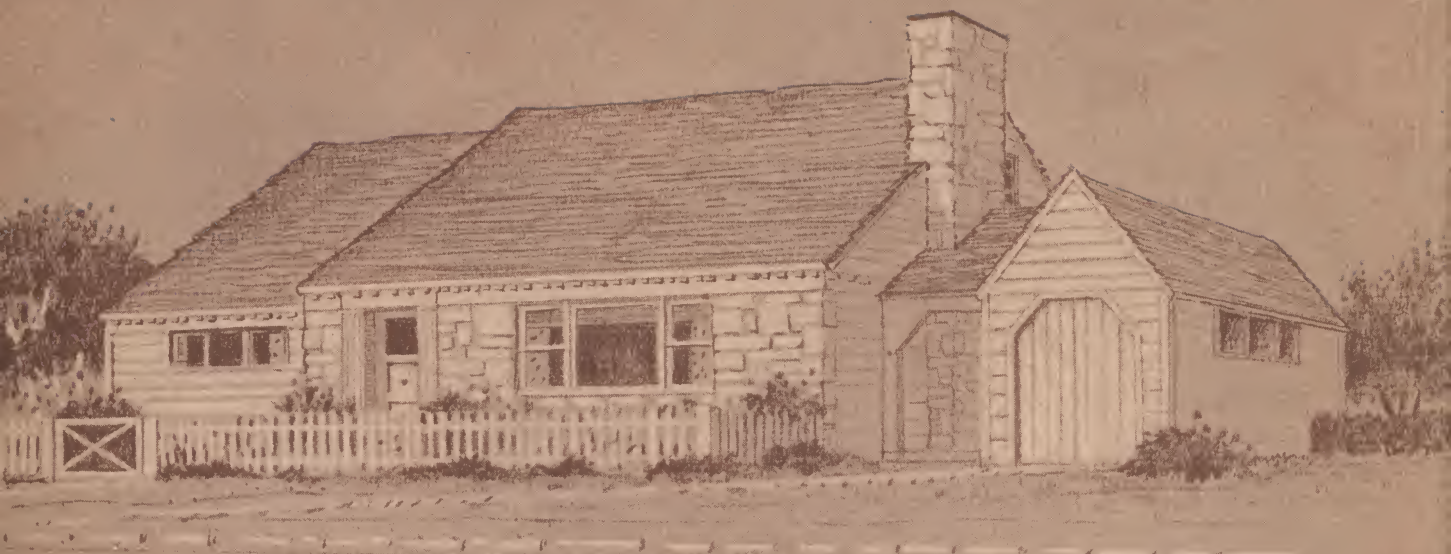
picture window adds special comfort to hospitable entertaining. Set off from the living areas, there are two large bedrooms, each with double exposures and a spacious closet wall between them. Last but not least, the kitchen is a true family room, well planned for efficient management, and just a quick step in from the garage in bad weather.

Overall Dimensions: 52' 8" x 25' 10", inc. gar.

Square Feet: 1,120.

Architect: William G. Chirgotis.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Picket Fence and Fieldstone

PLAN NO. H5245

This house has the open plan which is so popular with young homebuilders, yet it is practical and conservative enough to please everyone. Except for the dining area, every room can be reached from the center hall. Both bedrooms have cross ventilation and the master bedroom has a large picture window. There is a twelve-foot picture window in the living room, and a corner window in the sunny dining area.

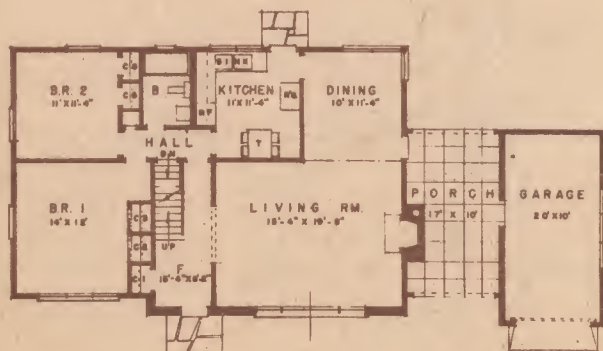
The second-floor plan looks into the future, when

the expandable attic will be converted to two bedrooms and bath. There is a tremendous amount of storage space under the eaves and the six closets on the first floor will be augmented by four on the floor above. Trim and low-eaved, this house would be an ornament to any community.

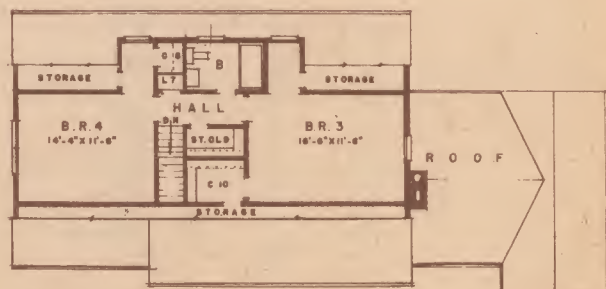
Overall Dimensions: 62' x 28'.

Square Feet: 1,150 (1st floor); 600 (2nd floor).

Architect: John S. Burrows, Jr.



FIRST FLOOR



SECOND FLOOR



ARCHWAY PRESS, 41 W. 47, N. Y. 36

All-American Living

PLAN NO. H52496

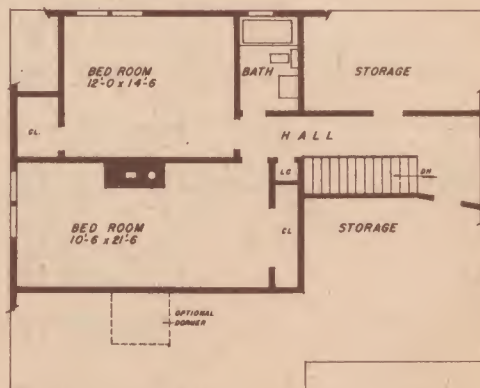
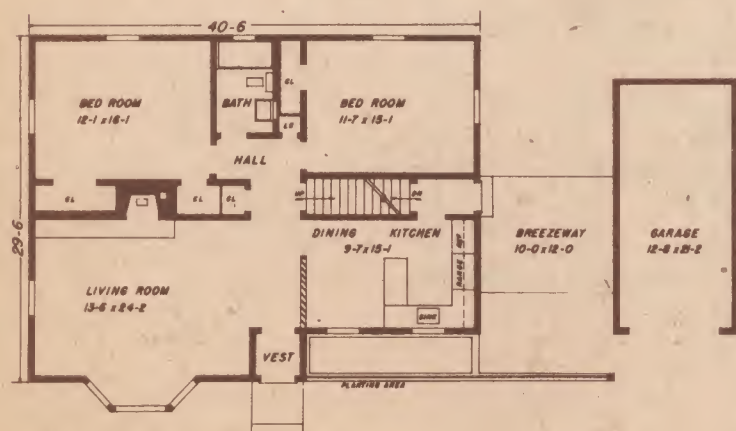
There's a blend of old and new here, with the long, low lines of the house, enhanced by the bay window, and emphasized by the white fence around the kitchen garden at the front. Inside the foyer a delightful contemporary touch is the wood-slat, floor-to-ceiling screen, shielding the dining area, with the kitchen convenient yet separated. The living room is a joy to decorate, with the fireplace as a focal

point opposite the bay window. A minimum hall at the back lends privacy to the two bedrooms and makes the bathroom convenient for a guest powder room. Upstairs there are two more bedrooms and bath to be finished when you choose.

Overall Dimensions: 40' 6" x 29' 6".

Square Feet: 1,215 (1st floor); 685 (2nd floor).

Architect: Herbert C. Struppman.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Good Neighbor Contemporary

PLAN NO. H3508

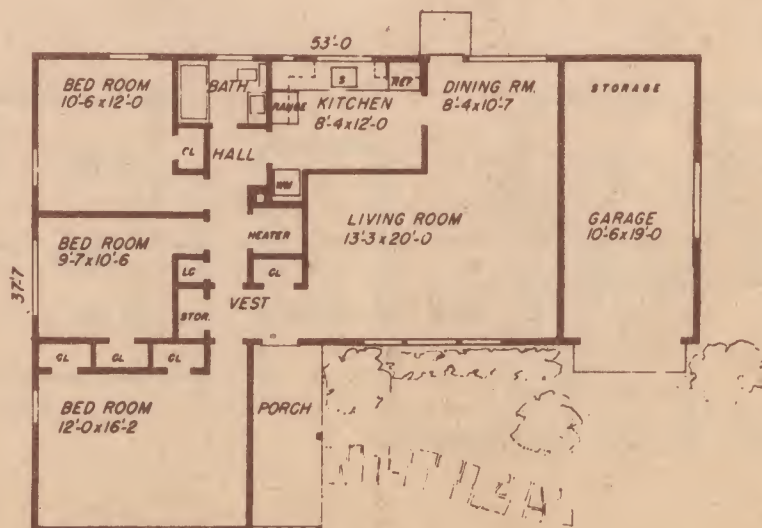
The plan that uses a utility room instead of a basement is increasingly popular these days, if a home is to be truly all on one floor. And when additional storage is thought out as carefully as it is here, such a home can be perfectly practical in any climate. There are seven tremendous closets plus storage space in the garage, and clever touches, like the alcove for the washing-machine, make for practical space savings. A convenient vestibule off the front porch divides the hospitable living and dining ell from the

hall that leads to the bedrooms, three large, airy chambers. The kitchen and bathroom are back-to-back for plumbing economy, and note how convenient both are to the front hall. No room is a corridor here. Wonderful windows and cross ventilation make every room seem larger, and the clever roof overhang offers shade where it is needed.

Overall Dimensions: 53' x 37' 7", inc. garage.

Square Feet: 1,200.

Architect: William G. Chirgotis.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Leisurely Living

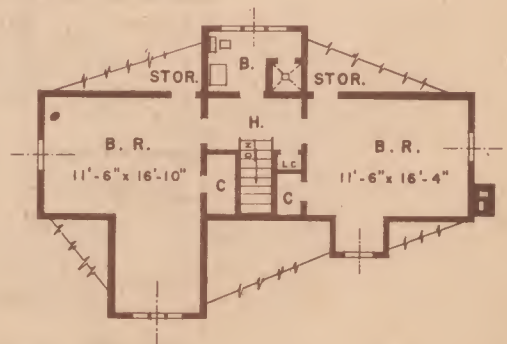
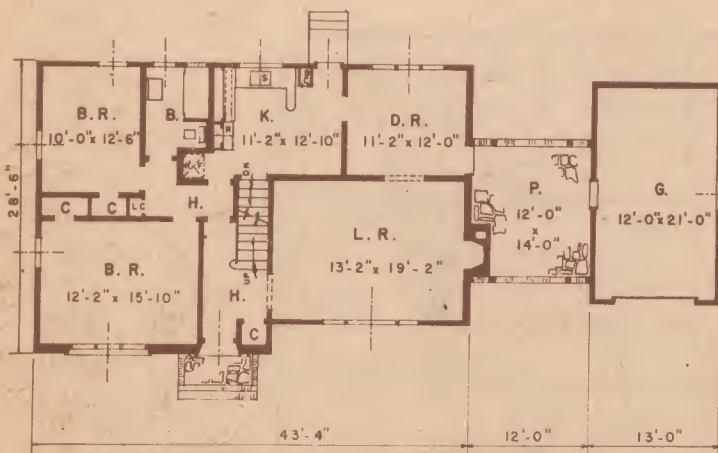
Designed for expansion, this lovely fieldstone and white clapboard house has a distinction of its own. A wide picture window overlooks the front lawn and well-landscaped garden. Inside, the house has center hall practicality, with the two bedrooms and bath completely set off from the living and dining areas. An unusual alcove in the kitchen makes the refrigerator almost a "built-in" and extra space is the

dividend. The dining room opens to the sheltered breezeway-porch for delightful outdoor dining. Upstairs, there's a bonus of two enormous bedrooms (and a stall shower bath) each with dressing room alcove.

Overall Dimensions: 43' 4" x 28' 6", excl. por. & gar.
Square Feet: 1,190 (1st floor); 681 (2nd floor).

Architect: William G. Chirgotis

PLAN NO. H52493





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Television DeLuxe

PLAN NO. H52494

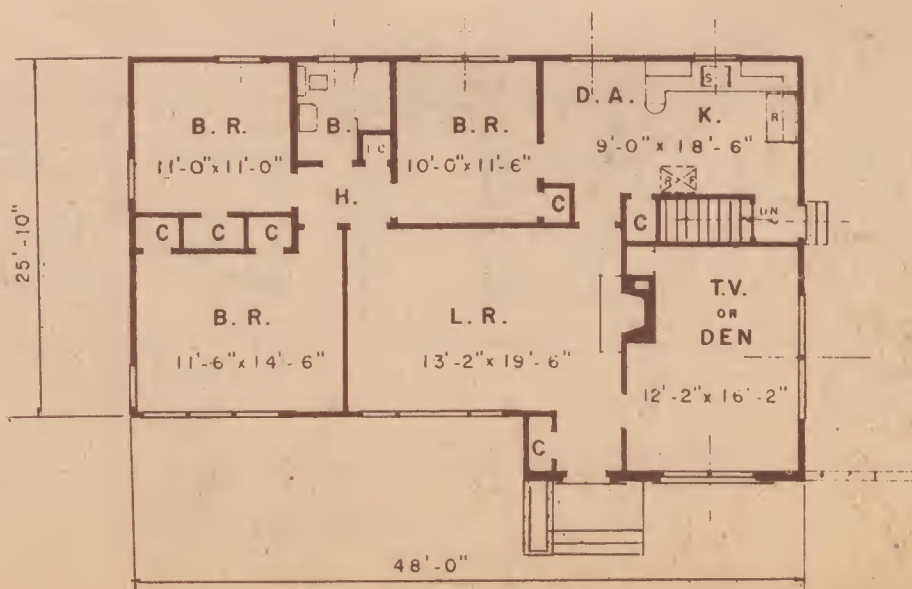
This charming, many-windowed ranch house was designed for the convenience of the underneath garage, so that you can take advantage of every inch of living space on your lot. There are 3 large bedrooms and bath off a minimum hall, and plenty of closet space. Note that the third bedroom can open conveniently to the kitchen and dining alcove to make a dining room if you wish. The living room

is large, with a fine fireplace and a handsome picture window to the front. And for a bonus extra there's the television-den large enough to double as a dining room, and just right as the "junior" living room.

Overall Dimensions: 48' x 25' 10".

Square Feet: 1,228.

Architect: William G. Chirgotis.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Marvelous Multi-Level

PLAN NO. H3509

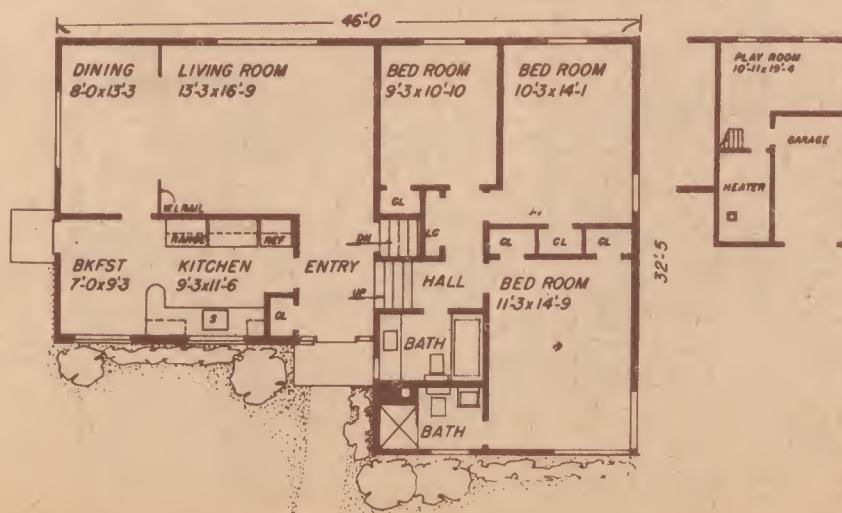
The magic of the split-level plan has been spreading throughout the country and this streamlined version has made itself right at home everywhere. This three bedroom house features a master bedroom suite, with private shower bathroom and corner picture windows. Note how cleverly the family bathroom has been placed on the bedroom level so that it can still serve as a guest lavatory. On the entry level, the kitchen is at the front to permit mother to keep her eye on the front door. View windows add brightness here as well as in the breakfast nook adjoining. At the back, there's almost 25' of living-

dining area, with graceful wrought-iron rails to mark off the dining room. Great glass expanses at the side and back allow sunshine and air to pour in. Just a few steps down is the garage level, with a playroom large enough for an informal living room, and design that permits two windows overlooking the back yard. This illustrates the practicality of a split-level house: a garage in your basement at little extra cost, and an extra room for all the family.

Overall Dimensions: 46' x 32' 5".

Square Feet: 1,290.

Architect: Herbert W. Neumann.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Wonderful Windows

PLAN NO. H5273

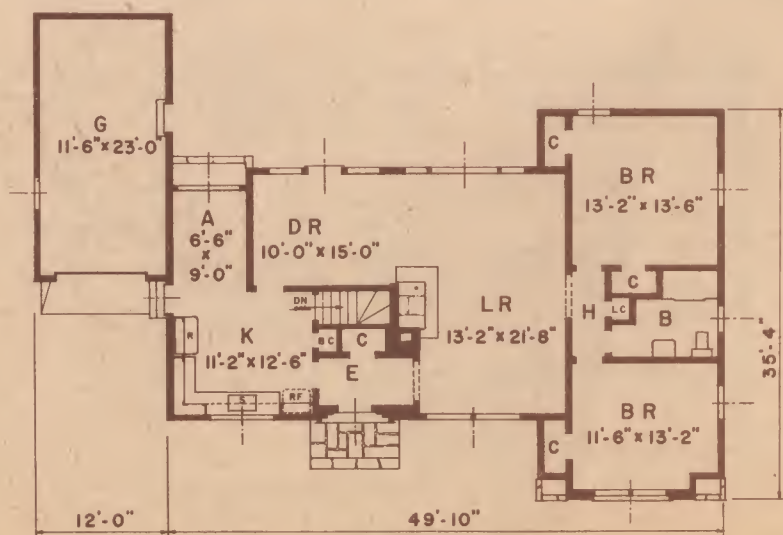
White clapboard, stone and louvered shutters give this wide ranch house a smart, modern look, enhanced by the huge, full view windows of the living room and front bedroom.

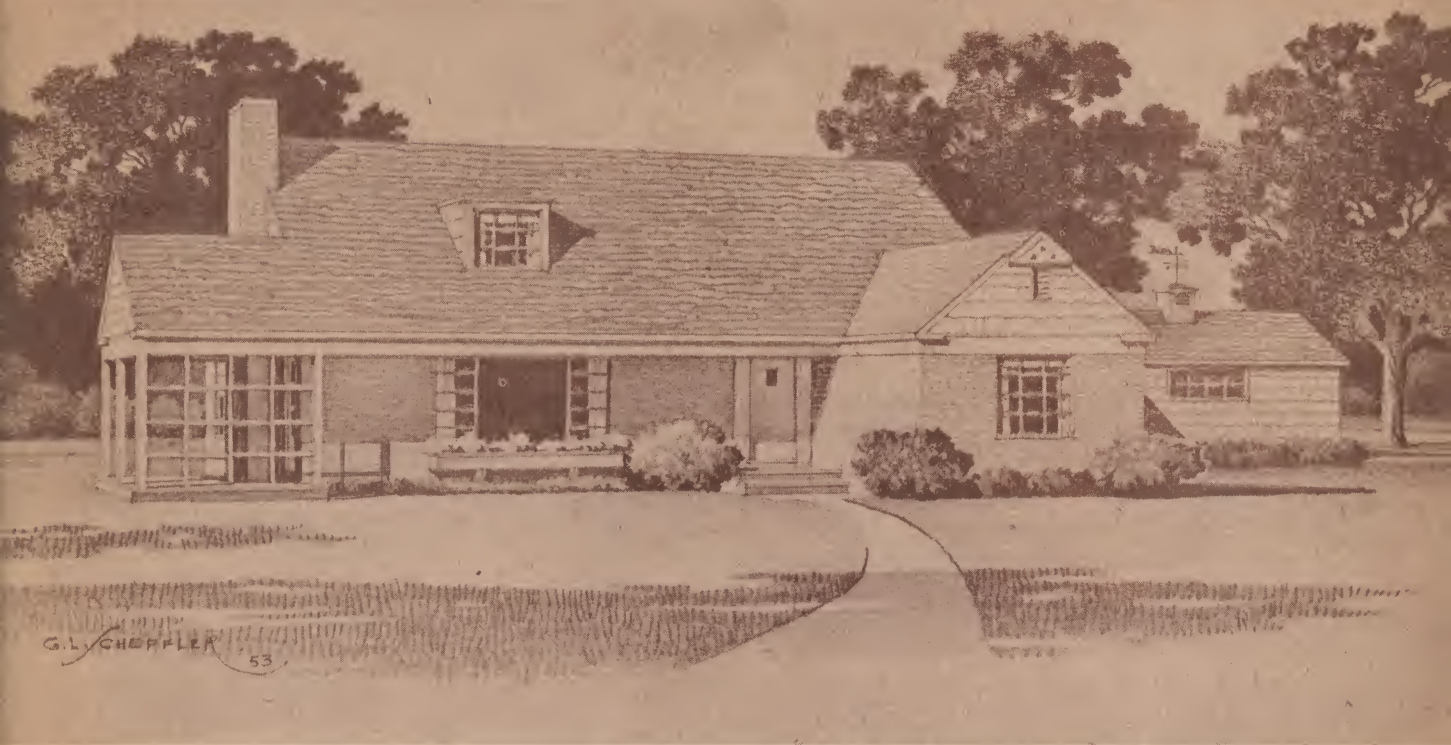
Inside, a welcoming entry hall with large coat closet opens to the full length living area where a wall of windows at the back extends to the dining room. Note the handsome two-way fireplace. A bedroom wing offers privacy for two spacious, airy sleeping rooms and a large bathroom, convenient for

use as a guest lavatory. At the other side of the house, the service wing includes a full kitchen, at the front of the house for convenience and step-saving, and at the back, a sunny, windowed alcove for informal kitchen get-togethers as well as happy family meals. In wet weather, it's just a step from garage to kitchen door.

Overall Dimensions: 49' 10" x 35' 4", excl. gar.
Square Feet: 1,330.

Architect: William G. Chirgotis.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Easy to Live In

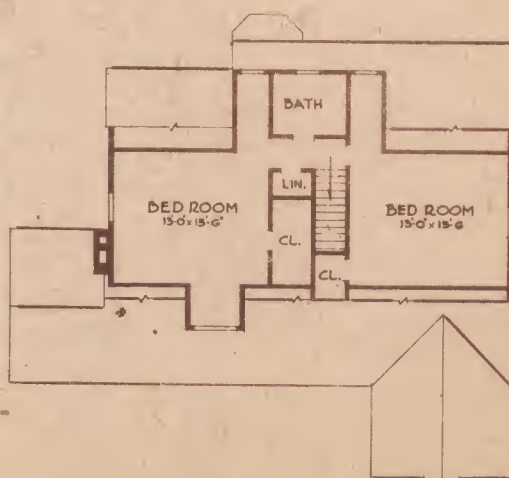
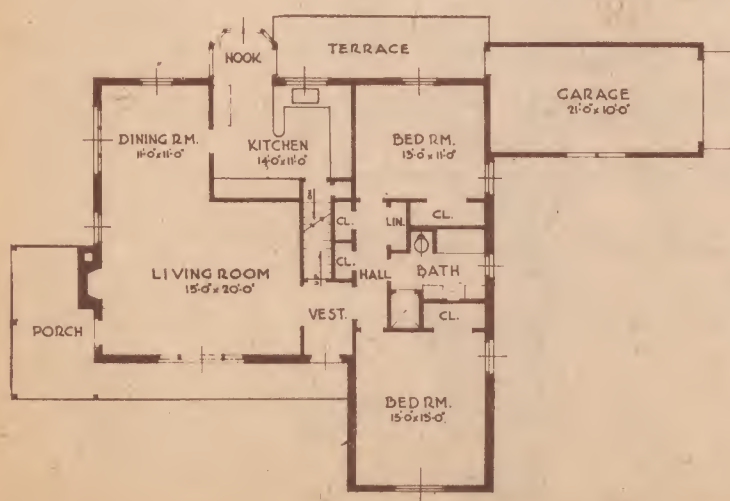
This story-and-a-half rambler has many of the most popular features—those that the average family wants in a home. The living room has a handsome picture window and a stone fireplace. There's a porch, large enough for summer suppers, along with a separate dining area with the privacy of a full dining room. Last but not least, there's a super kitchen with a glassed-in breakfast nook, opening to a flagstone terrace at the rear. The two downstairs bedrooms share a super bathroom with vani-

tory (a perfect guest lavatory). And there are closets that you would plan yourself for storage luxury. Upstairs you can finish two enormous bedrooms, one with three exposures, the other with two, and, at the head of the stairs, a second bathroom.

Overall Dimensions: 41' 1" x 27' 10", excl. gar. & por.

Square Feet: 1,340 (first floor); 640 (2nd floor).

Architect: Samuel Scheiner.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Privacy Insured

There's no better insurance for family privacy than a bedroom wing as skillfully designed as this one. And yet, this is not an expensive house to build, with economy features like back-to-back plumbing serving kitchen and bathroom. Hospitality is starred in the well-planned living and dining areas. Treat them as one large ell, or separate them as shown in the floor plan. Either way, you'll make the most of a handsome fireplace. The kitchen is compact and

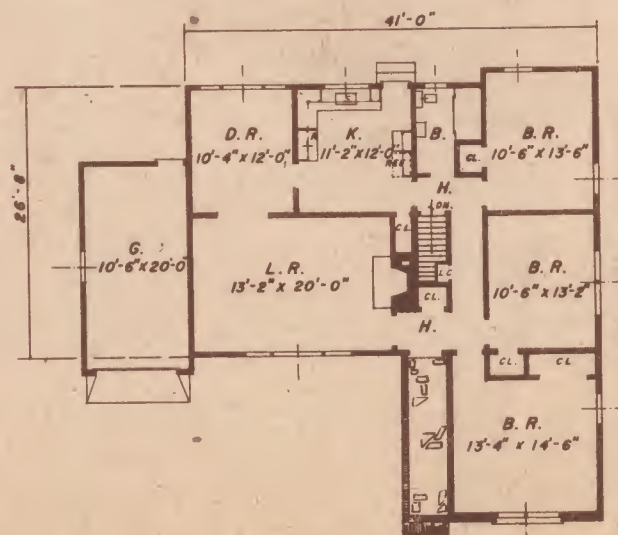
square to save mother many steps, yet roomy enough for lots of dining space. The deep closet is a homemaker's plus feature. Outside, the colonnaded patio porch adds dignity and charm to this practical home, and a rear terrace behind the garage would lend privacy for barbecue suppers.

Overall Dimensions: 41' x 26' 8", excl. garage.

Square Feet: 1,350.

Architect: William G. Chirgotis.

PLAN NO. H3511





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Modern Means Comfort

This three-bedroom house of contemporary design is much larger than it looks. Perfect for any climate (note the carport and heater room—the former can be enclosed to form a garage in cold climates), there is a wealth of window walls and outdoor living planned. The kitchen is at the front, convenient to the carport and porch and terrace serving, as well as to the entry. Enormous decorator closets are featured, and excellent storage space. This house makes the most of the outdoors, with the rooms at the rear

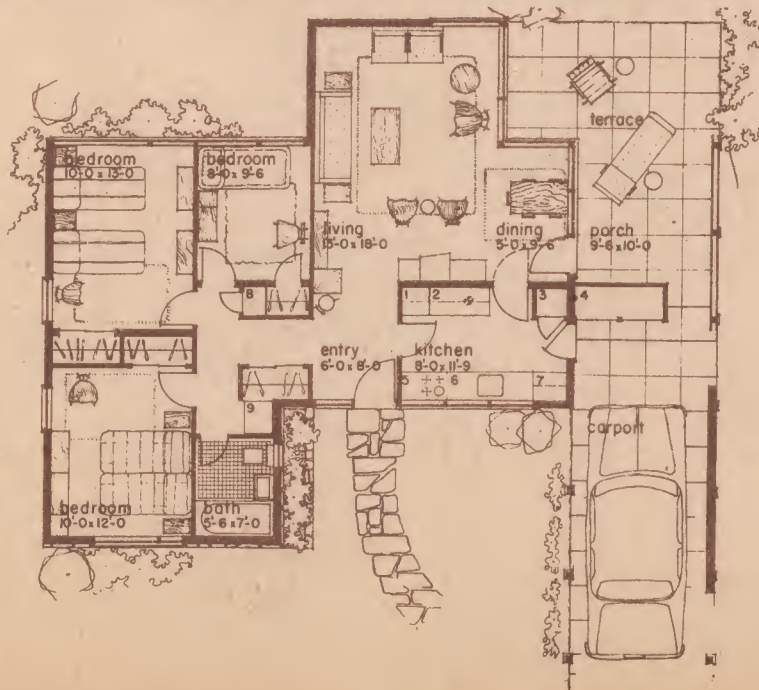
having plenty of glass area for garden views in complete privacy. Best of all, in this house, no room is a corridor, each having access to the entry or bedroom hall. Designed with F.H.A. standards in mind, this house offers complete comfort and happy living to a far-sighted family of five.

Overall Dimensions: 48' 6" x 45' 8".

Square Feet: 1,036.

Architect: Herbert C. Struppmann.

PLAN NO. H5219





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Adaptability Featured

PLAN NO. H52499

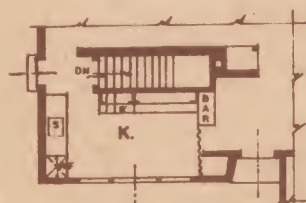
Comfort and fun for the whole family are pictured here. A double carport is news, but one with an enclosed storage room at the back is a "flash extra." The room-sized foyer, with guest closet, has convenient access to one of the bathrooms for use as a powder room-lavatory. A 29' wall of windows in the living-dining area brings the outdoors in, and the practical corner fireplace adds contemporary

charm. The kitchen's at the front for convenience, and just see the window wall for breakfast table glamor. Large window areas highlight the three big bedrooms. Have it with a utility unit, have it with a basement, here is the house for you.

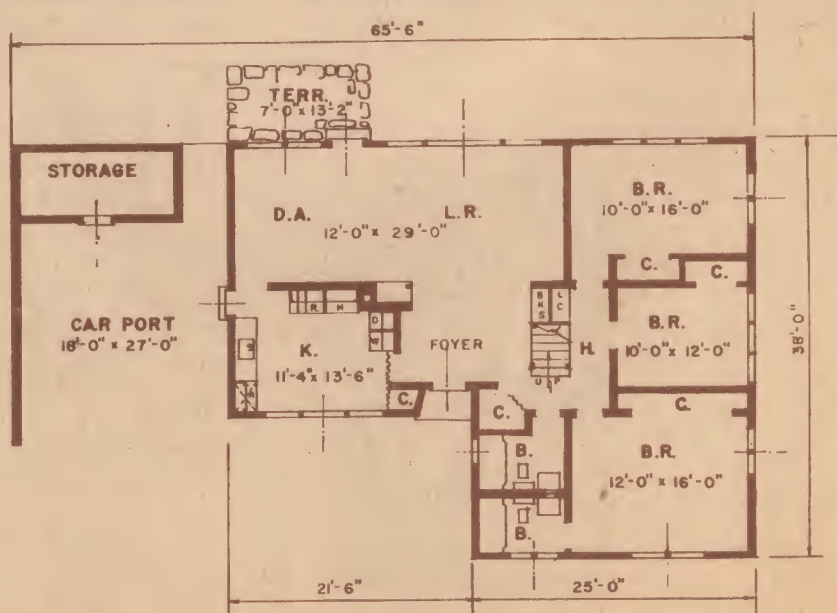
Overall Dimensions: 46' 6" x 38'.

Square Feet: 1,487.

Architect: William G. Chirgotis.



ALTERNATE PLAN FOR
BASEMENT STAIRS



FIRST FLOOR PLAN



ARCHWAY PRESS, 41 W. 47, N. Y. 36

Delightful and Different

PLAN NO. H52502

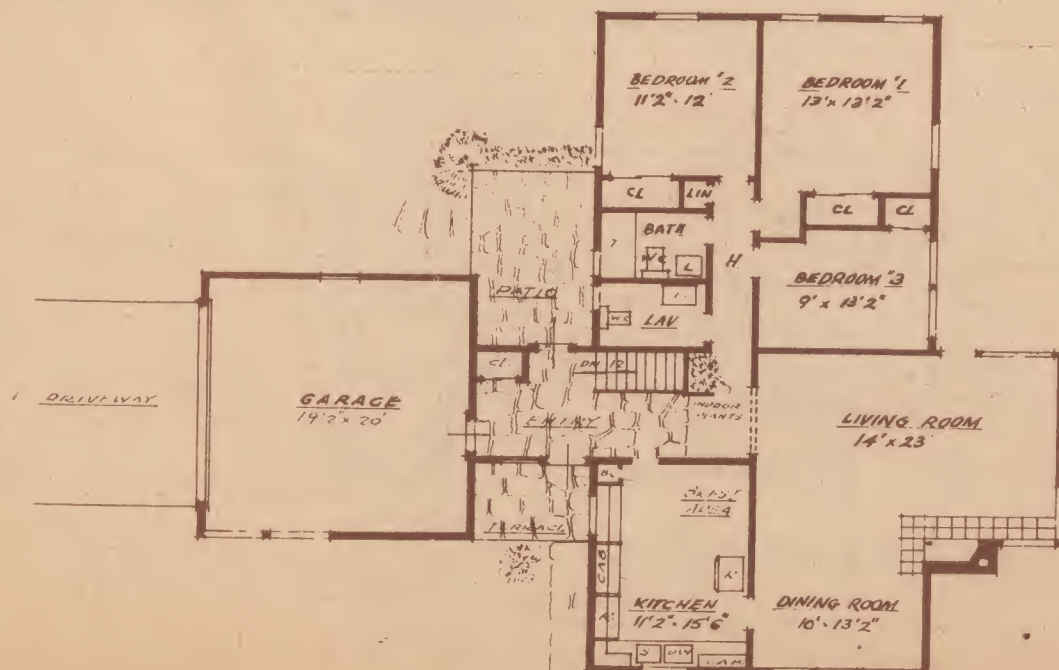
Perfect if you have a corner lot and practical if your lot is narrow (with a front driveway), this rambler would be welcome in any neighborhood. Indoors and outdoors blend at the flagstone entry. Note the placement of the cellar stairs, to save good living inches within. In addition to the full family bathroom, there is an economical back-to-back lavatory. Three large bedrooms enjoy ample closet space, and

plenty of light and air. The ell of living and dining rooms flows around a fabulous corner fireplace and three exposures make this area cheery and comfortable. And Mother will never find a more efficient heart saving kitchen.

Overall Dimensions: 65' x 50' 6".

Square Feet: 1,554.

Architect: E. J. Cappello.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Children's Paradise

PLAN NO. H52505

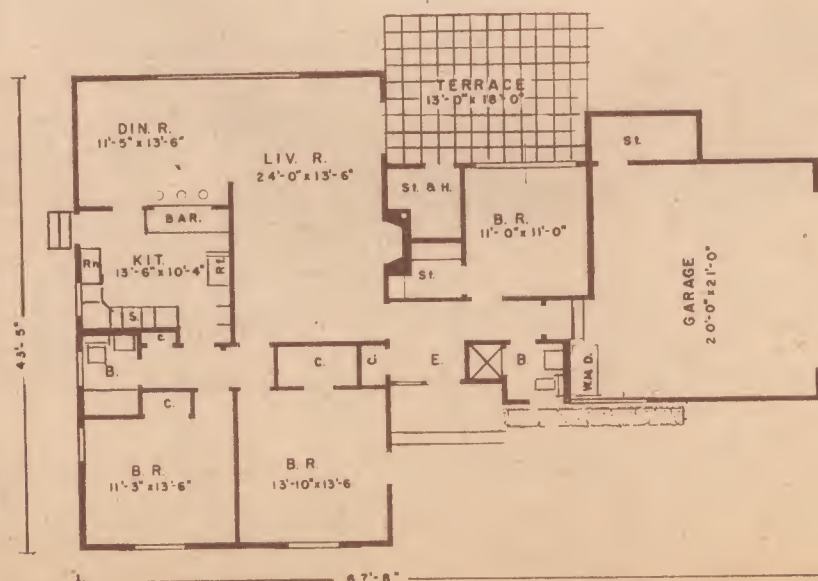
A ranch house for a young family, completely charming and practical anywhere, is this versatile home. Built around a heater core, with storage space at a maximum, there's no need for a basement. The living-dining ell has wonderful picture windows to the back and opens to a shielded terrace, for warm weather entertaining. The kids will love the third bedroom, set off (with its own, almost-private show-

er-lavatory) for a teen-agers entertaining area. Or, when the folks go to bed, they'll line up at the snack bar between kitchen and dining room. High windows in the two car garage brighten the efficient laundry area, reached right from the house.

Overall Dimensions: 67' 8" x 43' 5", incl. gar.

Square Feet: 1,654.

Architect: Henry D. Norris.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Summer Breezes Welcome

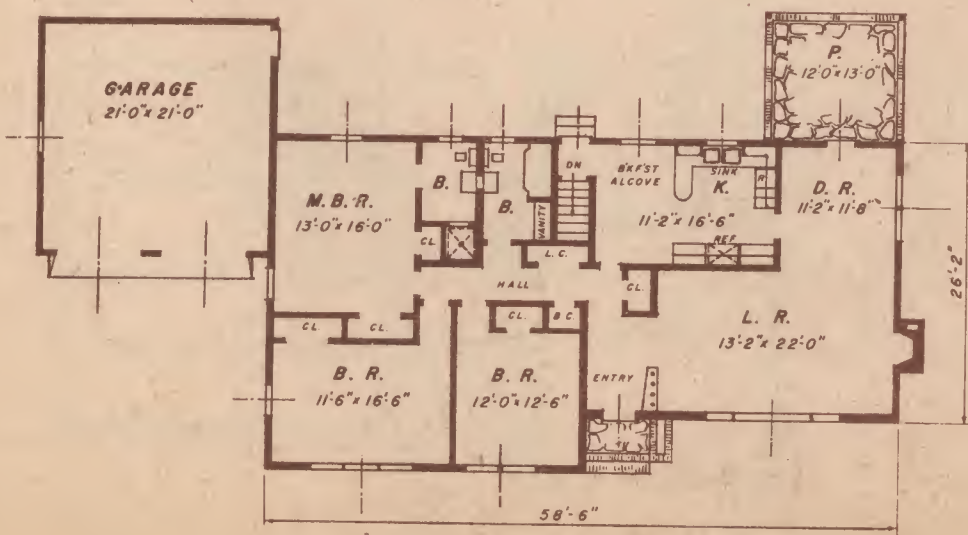
PLAN NO. H3251

Family comfort counts in this spacious ranch house. Large rooms are featured, with each of the three bedrooms "master" sized. The closets are tremendous and there are plenty of them. The economy of back-to-back plumbing affords the luxury of a full family bathroom including a vanity powder room alcove as well as a private shower bathroom for the parents' bedroom. A skillfully planned kitchen includes a breakfast alcove which could be curtained to make a full room. This practical work-

and-family area is cheerful and cozy, shielded from drafts by the back vestibule, where the cellar stairs can be reached too. The entertaining "L" formed by the living and dining rooms and the flagstone porch makes indoor-outdoor living a joy and wonderful windows bring summer breezes and winter sunshine in.

Overall Dimensions: 58' 6" x 26' 2" (excl. 2-car gar.).
Square Feet: 1,660.

Architect: William G. Chirgotis.





ARCHWAY PRESS, 41 W. 47, N. Y. 36

Highlighting Extra Living

PLAN NO. H52504

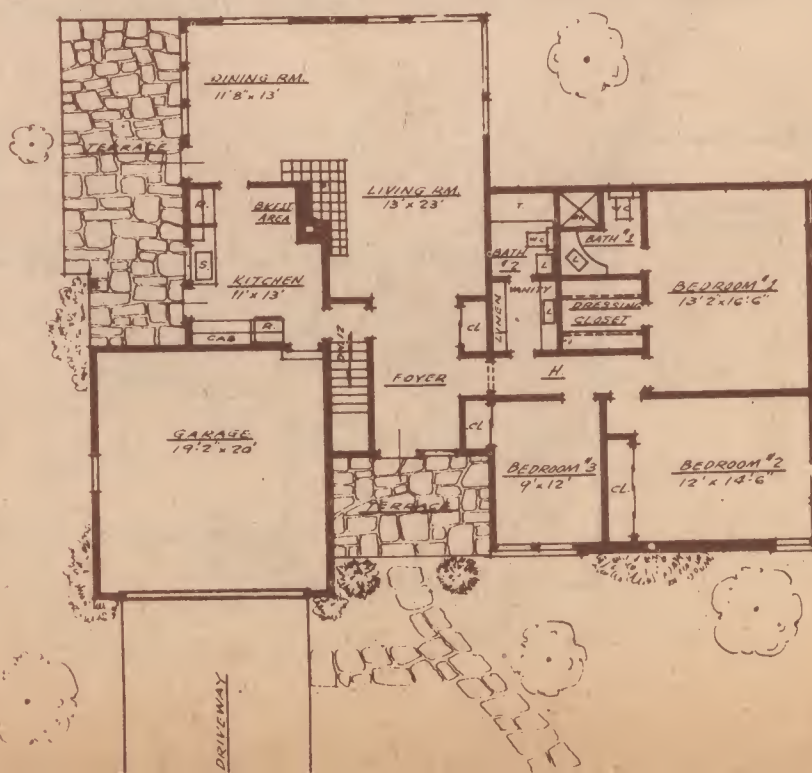
Ranch house comfort and good living are at their best in this smart brick, shingle and siding beauty. From the flagged terrace at the recessed front door, shielded by the two car garage for privacy, to the super bedroom wing, there's built-in luxury you can afford. The handsome foyer flows into the living room where a corner fireplace offers cheer for living and dining areas. A charming rear terrace is convenient for fair weather dining, right near the

kitchen. Off the foyer to the right, there are three master bedrooms, with a dressing closet and private bath for one. The family bathroom is divided, with a vanity lavatory making it perfect for a powder room off the foyer.

Overall Dimensions: 60' 6" x 48', inc. gar.

Square Feet: 1,650.

Architect: E. J. Cappello.





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Two Story Plan for Today

PLAN NO. H5279

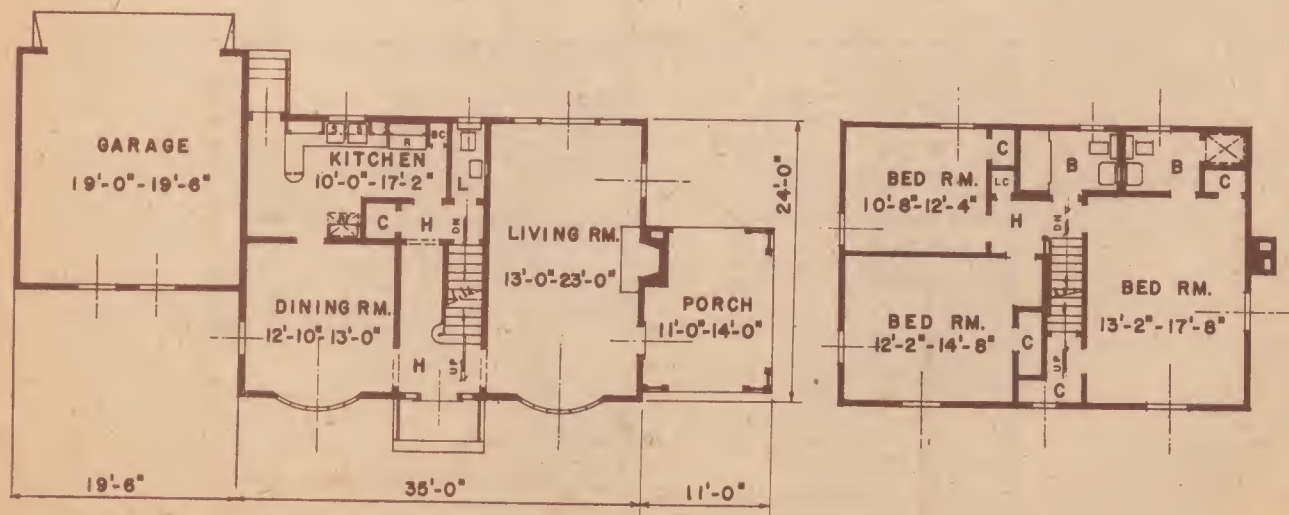
An attractive feature of this attractive house is the double bow-windowed facade for living room and dining room. The living room has a large fireplace, too, and a through-view to the back garden. The center hall makes this plan so popular, with all downstairs rooms opening from it. The huge kitchen has a lavatory at its side, near both front and back doors. Upstairs, the three bedrooms are family sized and the closets bigger than you'd need. The master

bedroom has its own shower bathroom and two closets, one, a walk-in closet with a window, and a stairway from it to trunk storage under the roof. The airy bedrooms each have two exposures, and of course, are large enough for two beds. Charm and practicality combine here for a perfect family home.

Overall Dimensions: 65' 6" x 24'.

Square Feet: 840 (1st floor); 840 (2nd floor).

Architect: William G. Chirgotis.





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Split-Level for a Large Family

PLAN NO. H3512

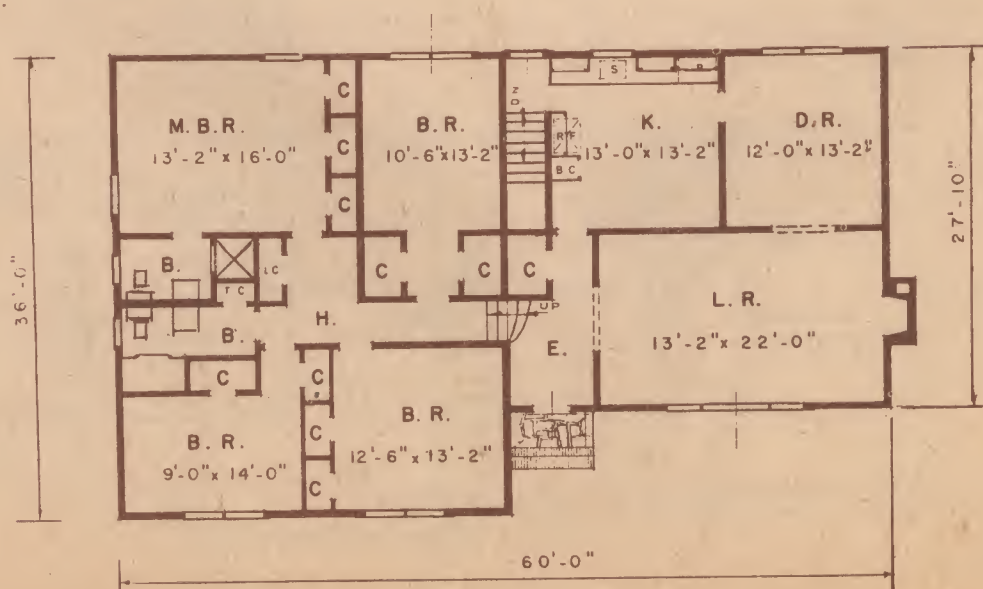
To many families, the split-level plan is the answer to all-round living, combining as it does the best features of step-saving ranch and privacy-saving two story homes. Here is a plan to fulfill the many requests for a four bedroom split level home. The plan features a center hall, with the bedrooms above a two-car garage, only five steps up from the entry hall. Access to the basement and garage level is a convenient half flight down from the back entry at the kitchen. On the main level, to the right of the

hall, a huge living room enjoys the gracious note of fireplace and picture window. The hospitable dining room looks out over the back garden, and you'll never want a bigger or better kitchen. And—you can count the closets—literally by the dozen. A four-bedroom family will find this plan charming and practical.

Overall Dimensions: 60' x 36'.

Square Feet: 1,900.

Architect: William G. Chirgotis.





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Ranch House—Practical and Perfect

PLAN NO. H52509

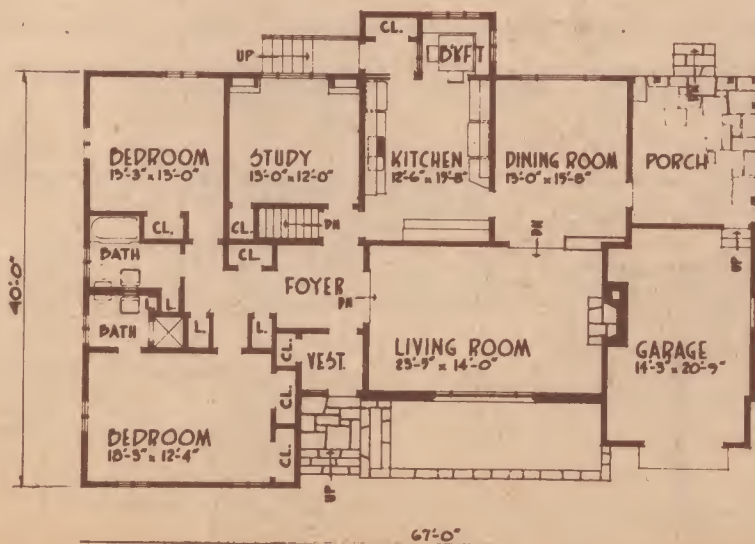
If you've dreamed of plenty of space everywhere in your new home, this is the house for you. The master bedroom has over 200 square feet of luxurious space, a 12' closet wall, and a private stall shower bathroom. The study could easily be a third bedroom. The kitchen is tremendous, a marvel of efficiency, with a breakfast room beautifully windowed, and there's a full dining room, too, large even for

a luxury house. Easy to get the decorator touch into the sunken living room where a handsome fireplace and wide picture window combine for room interest. A hospitable reception foyer adds dignity and distinction.

Overall Dimensions: 67' x 40', incl. gar. & por.

Square Feet: 1,945.

Architect: David J. Abrahams.





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Luxury Loving Rambler

PLAN NO. H52510

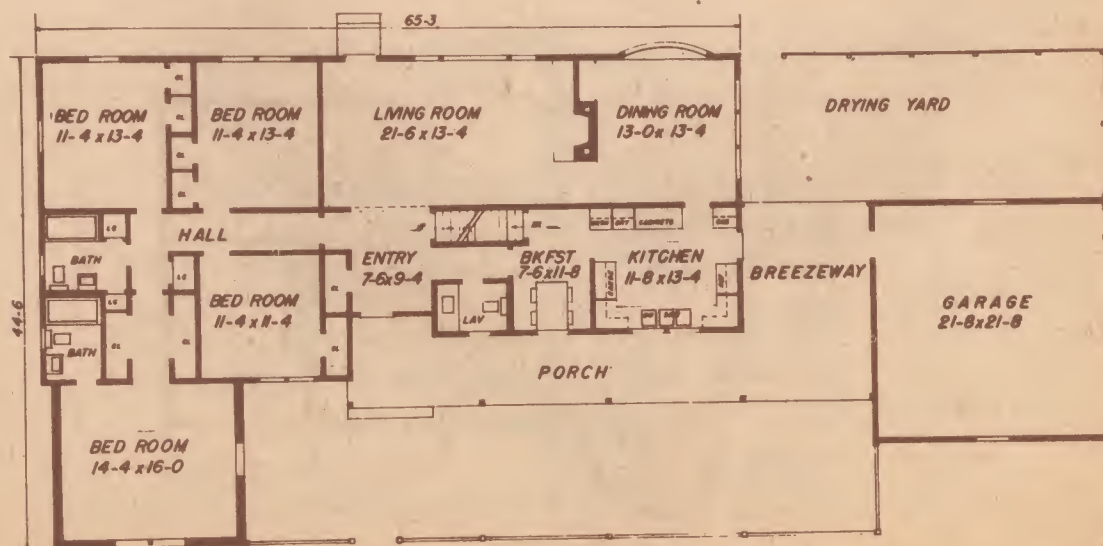
Frankly designed for a large family, this ranch house is tops in luxury. Four unusual master bedrooms are complete in a wing of their own. The front bedroom has a private bath and dressing room. A picture window highlights the living room, and there's a beautiful bow for the dining room window. Super planning provides every convenience in the large front kitchen, and step-saving efficiency as well, and

there's a complete breakfast room, too. A perfect guest lavatory is just off the entry hall, and offers back-door clean-ups. Attic space will make a maid's room and bath possible and practical some day.

Overall Dimensions: 65' 3" x 44' 6", excl. breezeway & gar.

Square Feet: 2,054.

Architect: Herbert C. Struppmann.





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Ranch House on Two Levels

PLAN NO. H3513

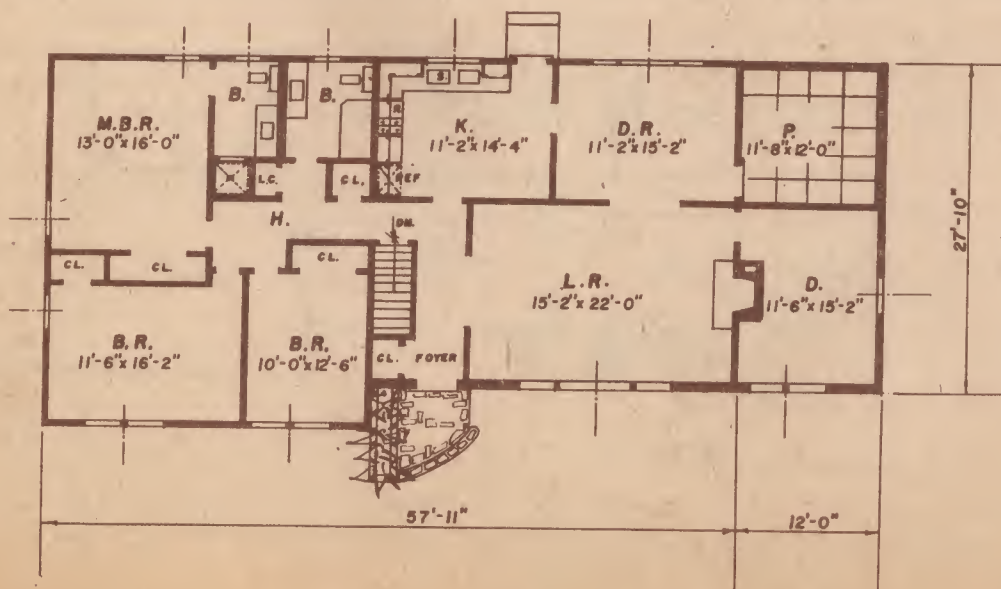
The convenience of a garage in the basement is becoming more and more important as the newest trend in building. Here is real "one-level" living, with multi-level features. (Shown in color on the cover.) The center hall separates the areas as effectively, but less strenuously than a flight of stairs. Comfortable, airy bedrooms in the wing above the garage enjoy full privacy. Bigger and better closets are featured, and the family bath-powder room is supplemented by a private, master shower-lavatory. Step-saving efficiency keynotes the spacious kitchen

and there's no trouble serving 12 or 14 in the dining room adjacent. For summer picnics and parties, the patio porch adds airconditioned comfort. Formal entertaining is at its best in the living room, with its enormous picture window and well-proportioned fireplace. For television, games or junior "coke" get-togethers, the den is a welcome extra in this wonderful home filled with living.

Overall Dimensions: 69' 11" x 30' 10".

Square Feet: 2,087.

Architect: William G. Chirgotis.





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Prize Winning Luxury Home

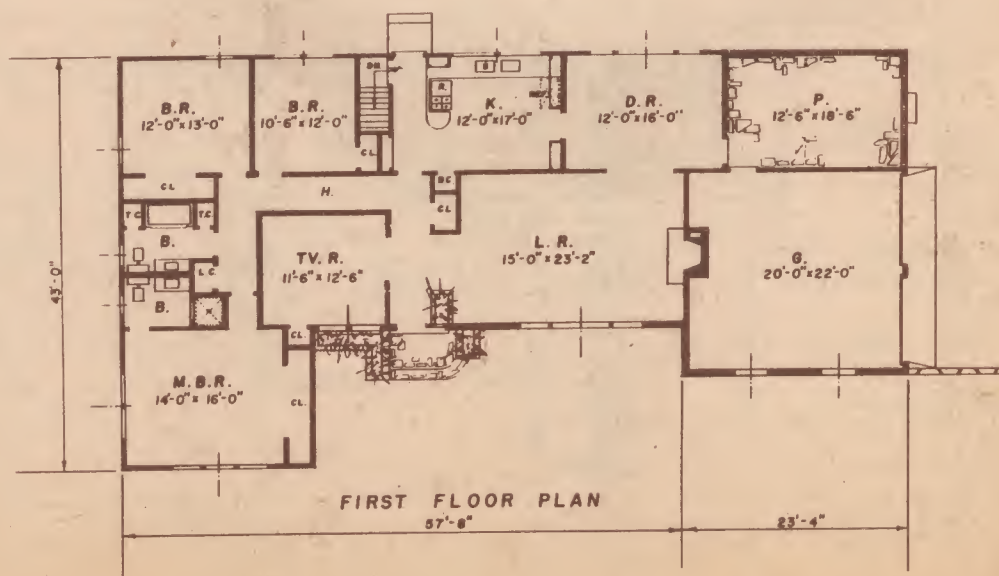
PLAN NO. H3514

An unusual center hall, cleverly defined by a plant box and closet wall, divides living and work areas from the bedroom wing. The television room is on the "quiet" side, too, so that it can double as a study or fourth bedroom. The master bedroom is really super, with a private bathroom, and 12 feet of closet wall. The kitchen is 17' wide, with a range built into an island counter, and marvelous picture windows over the work counters. To the side is the dining room, banquet-sized but cozy and cheerful with view windows overlooking the back garden.

A door opens out to the covered porch of patio proportions, truly an outdoor "room" for the family all summer long. The living room and its magnificent fireplace are the focal center of this home, and with the wonderful arrangement of folding doors at the TV room, you'll enjoy 40 feet of uninterrupted entertaining space. Clean, simple lines make this house fun to build and fun to live in.

Overall Dimensions: 61' 8" x 43', excl. gar. & por.
Square Feet: 2,140.

Architect: William G. Chirgotis.



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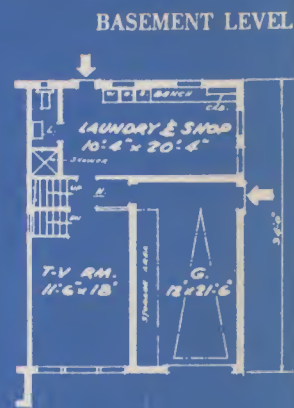
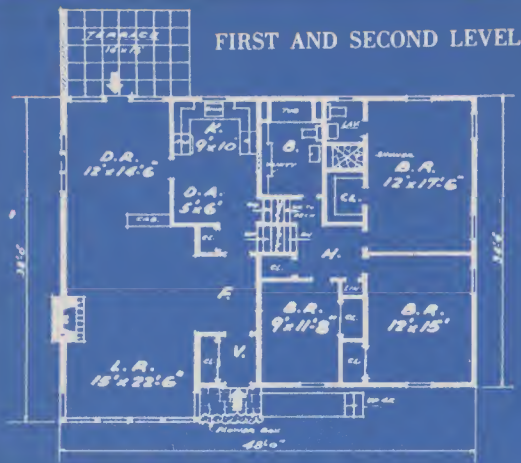
Split-Level Champion

PLAN H 52500

This handsome house has everything you've ever dreamed of for your new home. The basement level gives you garage, boiler room, complete laundry (with a shower-lavatory) and a bonus of a TV-recreation room. Just a half flight up, what a whale of an entertaining area, living room, dining room, and, outdoors, a flagstone terrace. The kitchen contains almost 100 square feet of step-saving convenience, and additional space for informal meals. Three large bedrooms on the next level have gorgeous closets, another bath and a half, double exposures, and "second floor" privacy. (From House Plan Digest No. 3).

ARCHITECT: E. J. Cappello
1696 sq. ft.

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Pride of the Family

PLAN H 3336

Without doubt the master wing is the important personal feature of this lovely ranch house. It consists of an exceptionally large bedroom (with two convenient sliding-door closets) and it has separate access to the tiled lavatory with stall shower. Most advantageous for mother is the corner nursery which

can be entered from the master bedroom, and whose walls are utilized for maximum window space, allowing for a maximum of fresh air and sunlight. Two other bedrooms are each of good size, as is a second full bathroom which is accessible to both. As is typical of well designed kitchens, there is plenty of room even with the spacious work area, for a breakfast nook. (From Ranch Homes for Today).

ARCHITECT:
Alwin Cassens, Jr.

2015 sq. ft. (incl. gar.)

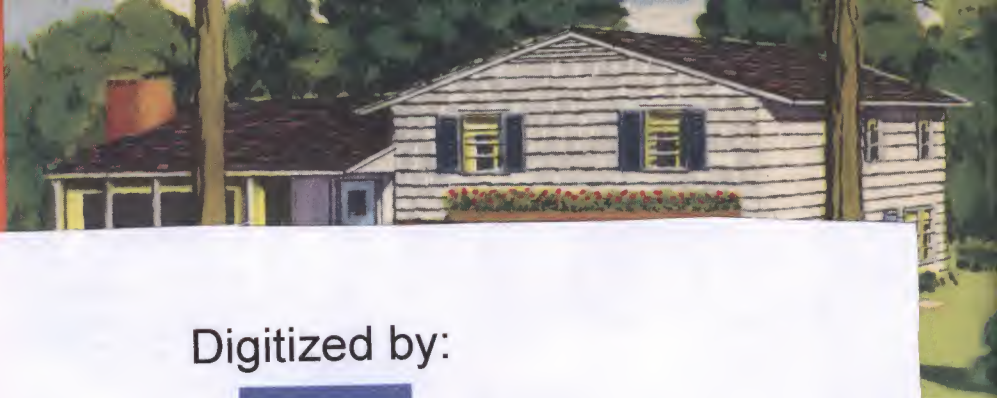
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Split-Level Champion

PLAN H 52500

This handsome house has everything you've ever dreamed of for your new home. The basement level gives you garage, boiler room, complete laundry (with full bathroom and lavatory) and recreation room. Up, what a living area, living area, and, outdoors. The kitchen is 10 square feet in size, and a formal dining room on the ground floor. The house is 1696 sq. ft. Blueprints for this house can be ordered, print order



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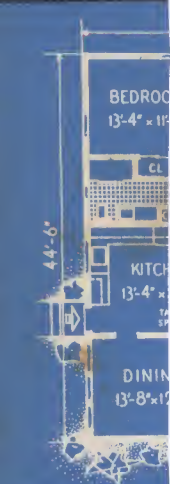
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